

NA3
II: P95/6
c. 2

Edgecombe

P.D. LIBRARY
POLICY DEVELOPMENT DIVISION
DEPARTMENT OF ADMINISTRATION

REDEVELOPMENT PLAN

TOWN OF
PRINCEVILLE
NORTH CAROLINA

ABSTRACT

TITLE REDEVELOPMENT PLAN, PRINCEVILLE,
NORTH CAROLINA, 1977.

AUTHOR North Carolina Department of
Natural and Economic Resources,
Division of Community Assistance,
Local Planning and Management Services
Section (Eileen Breazeale)

LOCAL PLANNING AGENCY Princeville Planning Board, Princeville,
North Carolina

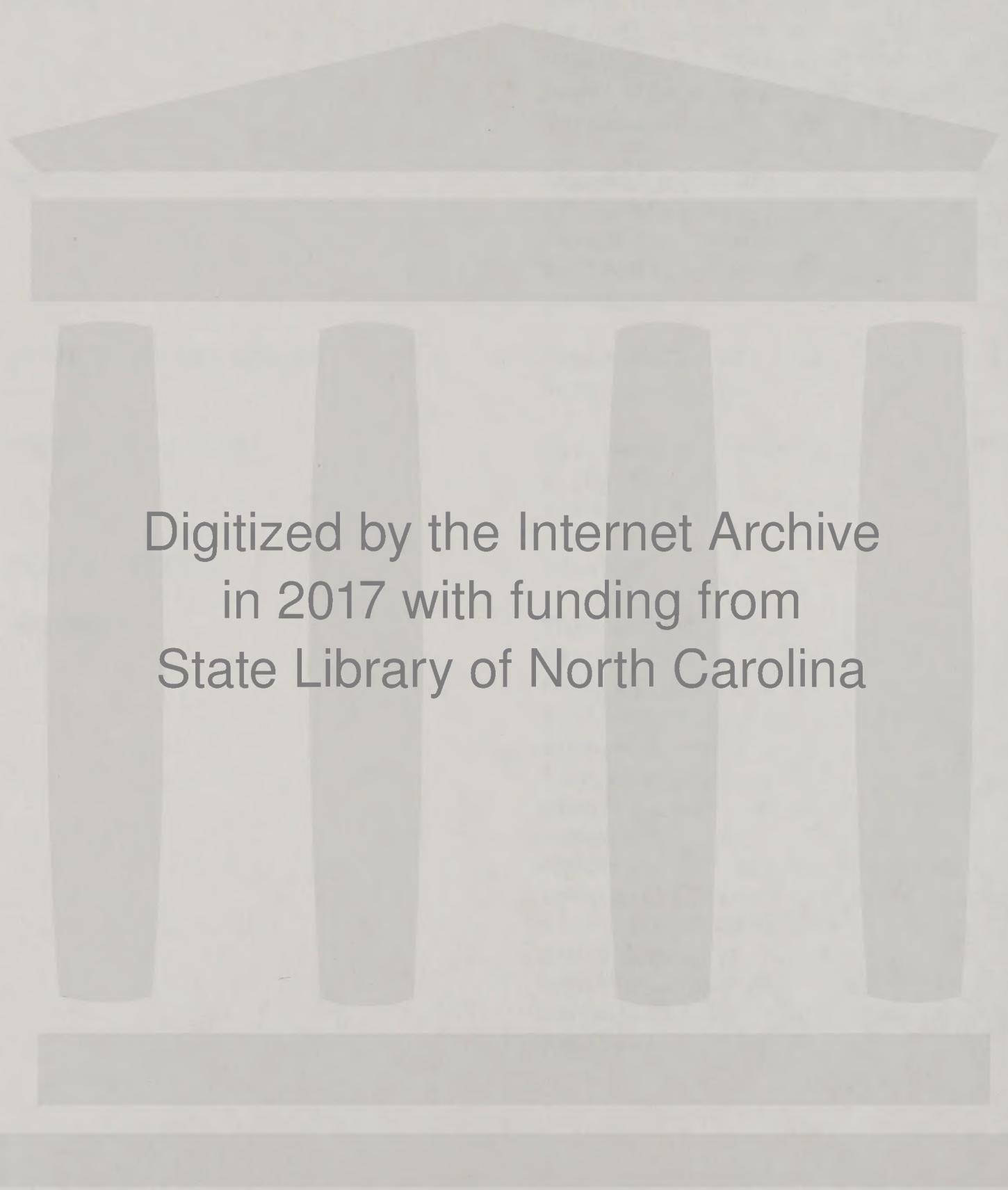
PROJECT NUMBER 89-4190

ABSTRACT

This redevelopment plan is prepared in conformity with North Carolina General Statutes 160A 501-526 and includes a description of the project area and project proposals, budget, land use plan, standards of population density, land coverage and building intensity, preliminary site plan, statement of proposed changes in the zoning ordinance and map, statement of proposed changes in street layouts and elevations, statement of continuing controls, and statement of a feasible method for the relocation of displaced families.

EDVELOPMENT PLAN

TOWN OF
PRINCEVILLE
WISCONSIN



Digitized by the Internet Archive
in 2017 with funding from
State Library of North Carolina

<https://archive.org/details/redevelopmentpla00prin>

Table of Contents

INTRODUCTION

DEFINITION OF TERMS

- Boundary of Project Area
- Description of Project Area

PURPOSE OF THE REDEVELOPMENT PLAN

- Objectives

DESCRIPTION OF CURRENTLY DEVELOPED PROJECT

- Land Acquisition, Clearance and Rehabilitation
- Street Improvements
- Utilities
- Relocation
- Disposition of Abandoned Properties and Derelict Areas
- Other

COMMUNITY DEVELOPMENT PLAN - ESTIMATED COST AND METHOD OF FINANCING

LAND USE PLAN

- Contemporary Residential Plans and Definitions
- Identification of Required New Residential Developments
- Land Use Guidelines
- Residential Land Use and Zoning Services
- Standards of Residential Construction and Protection and Building Inspection
- Statement of Land Use Control

STATEMENT OF APPROXIMATE CHANGES IN ZONING OR LAND USE - OR ZONING PLAN

STATEMENT OF DURATION OF PROVISIONS OF PLAN

PROCEDURE FOR PLACEMENT OF REDEVELOPMENT PLAN

REDEVELOPMENT PLAN

1990-1991 Comprehensive Plan
1990-1991 Comprehensive Plan
1990-1991 Comprehensive Plan
1990-1991 Comprehensive Plan

TOWN OF
PRINCEVILLE
NORTH CAROLINA

The preparation of this report was financed
by Community Development Block Grant
B-76-DN-37-0030 from the U. S. Department
of Housing and Urban Development.

Table of Contents

INTRODUCTION	1
DELINATION OF PROJECT AREA	3
Boundaries of Project Area	3
Description of Project Area	3
PURPOSE OF THE REDEVELOPMENT PLAN	4
Objectives	4
DESCRIPTION OF COMPREHENSIVE REDEVELOPMENT PROJECT	5
Land Acquisition, Clearance and Demolition	5
Rehabilitation	9
Street Improvements	9
Utilities	10
Relocation	10
Disposition of Acquired Property and Redevelopers' Obligation	12
COMMUNITY DEVELOPMENT BUDGET - ESTIMATED COST AND METHOD OF FINANCING	14
LAND USE PLAN	15
Conformity with Local Plans and Objectives	15
Description of Proposed Uses Following Redevelopment	15
Land Uses Permitted	15
Residential Area - R-1 Zoning District	16
Standards of Population Densities, Land Coverage and Building Intensities	16
Statement of Continuing Controls	20
STATEMENT OF PROPOSED CHANGES IN ZONING ORDINANCE OR ZONING MAP	22
PERIOD OF DURATION OF PROVISIONS OF PLAN	22
PROCEDURES FOR CHANGE IN THE APPROVED PLAN	22

Table of Maps

<u>Map Title</u>	<u>Follows Page</u>
Existing Uses and Boundary Map (Map 1)	3
Land Acquisition and Housing Rehabilitation Map (Map 2)	5
Public Improvements Map (Map 3)	7
Land Use Plan (Map 4)	15
Preliminary Site Plan (Map 5)	20

Exhibits

Exhibit 1 - Princeville Minimum Housing Standards Ordinance	22
Exhibit 2 - Rehabilitation Performance Standards	38

INTRODUCTION

In September 1976 the Town of Princeville, North Carolina received a community development block grant in the amount of \$364,000 for a comprehensive redevelopment project.

The community development block grant program, part of the Housing and Community Development Act of 1974, is a program for municipalities and counties to improve their physical situation by providing better housing opportunities, public facilities, employment opportunities, and a good living environment for persons of low and moderate income. Consistent with these primary objectives, the federal assistance provides for the support of community development activities which are directed toward the following objectives:

- 1) the elimination of slums and blight and the prevention of blighting influences and the deterioration of property and neighborhood and community facilities;
- 2) the elimination of conditions which are detrimental to health, safety and public welfare through code enforcement, demolition, interim rehabilitation assistance and related activities;
- 3) the conservation and expansion of the Nation's housing stock in order to provide a decent home and a suitable living environment for all persons, but principally those of low and moderate income;
- 4) the expansion and improvement of the quantity and quality of community services, principally for persons of low and moderate income, which are essential for sound community development and for the development of viable urban communities;
- 5) a more rational utilization of land and other natural resources and the better arrangement of residential, commercial, industrial, recreational, and other needed activity centers;
- 6) the reduction of the isolation of income groups within communities and geographical areas and the promotion of an increase in the diversity and vitality of neighborhoods through the spatial deconcentration of housing opportunities for persons of lower income and the revitalization of deteriorating or deteriorated neighborhoods to attract persons of higher income; and
- 7) the restoration and preservation of properties of special value for historic, architectural, or esthetic reasons.

The block grant program emphasizes local responsibility for decision-making within the context of broad guidelines of the U.S. Department of Housing and Urban Development. The Housing and Community Development Act of 1974 consolidated a number of HUD programs, including Historic Preservation Grants, Urban Beautification Grants, Open Space Grants, Public Facility Loans, Water and Sewer Grants, Neighborhood Facilities Grants, Urban Renewal and Neighborhood Development Program Grants and Model Cities Grants.

The program that the Town of Princeville will undertake with its block grant is a comprehensive redevelopment project, which consists of a variety of activities including land acquisition, public works, relocation of families, and rehabilitation. These activities are designed as a coordinated effort concentrated in a target area to upgrade the area to standard condition.

In order to accomplish this objective, according to North Carolina General Statutes 160A-501-526, the Town of Princeville must complete a redevelopment plan. This plan is prepared in conformity with the requirements of G.S. 160A-513.

DELINEATION OF PROJECT AREA

Boundaries of the Project Area

The boundaries of the Princeville redevelopment area are shown on Existing Uses and Boundary Map (Map 1). The boundary description is as follows:

Beginning at a point in which the center line of U. S. Highway 64 intersects the center line of Mutual Boulevard, U. S. Highway 258; thence along and with the center line of Mutual Boulevard (U. S. Highway 258) in a southeasterly direction 640 feet, more or less to eastern right-of-way line of Church Street, cornering; thence along and with the eastern right-of-way line of Church Street in a southerly direction 705 feet, more or less, to the southern right-of-way line of Dancy Street, cornering; thence in a westerly direction along and with the southern right-of-way of Dancy Street 644 feet, more or less, to the center line of U. S. Highway 64, cornering; thence in a northerly direction along and with the center line of U. S. Highway 64 785 feet, more or less, to the point of beginning.

Description of the Project Area

The project area is a "blighted area" as determined by the Princeville Planning Board in accordance with North Carolina Redevelopment Law, Chapter 160A, Article 22, Section 160A-503 and is eligible under the North Carolina Redevelopment Law, Chapter 160A, Article 22, Sections 160A-500-160A-526, as a "redevelopment area".

The project area consists of thirty (30) parcels; sixteen (16) occupied residential structures, four (4) vacant structures, and one (1) church. One (1) residence is standard*, three (3) are deteriorating*, and sixteen (16) dilapidated*. Four (4) of the dilapidated residential units are vacant. Existing land uses are illustrated on the Existing Uses and Boundary Map (Map 1).

The project area is bounded by Mutual Boulevard, Church Street, Dancy Street and Main Street. Main Street and Mutual Boulevard are paved. Church and Dancy Streets are dirt. Within the project area are two street rights-of-way for Howard Street and Suggs Street. Each right-of-way width is twenty-five (25) feet. These streets have never been opened. Main Street (U. S. 64 Business) and Mutual Boulevard (U. S. 258) are designated on the Tarboro-Princeville Thoroughfare Plan as major thoroughfares. Mutual Boulevard has a right-of-way width of one hundred (100) feet; Main Street a sixty (60) foot right-of-way width.

* Definitions used for "standard, deteriorating and dilapidated" are those found in the Princeville Minimum Housing Ordinance (see Exhibit 1).

RINCEVILLE N. C. EDVELOPMENT PROJECT

DATE: OCTOBER 1976

MAP I EXISTING LAND USES AND BOUNDARY MAP

— — — — Redevelopment Area Boundary

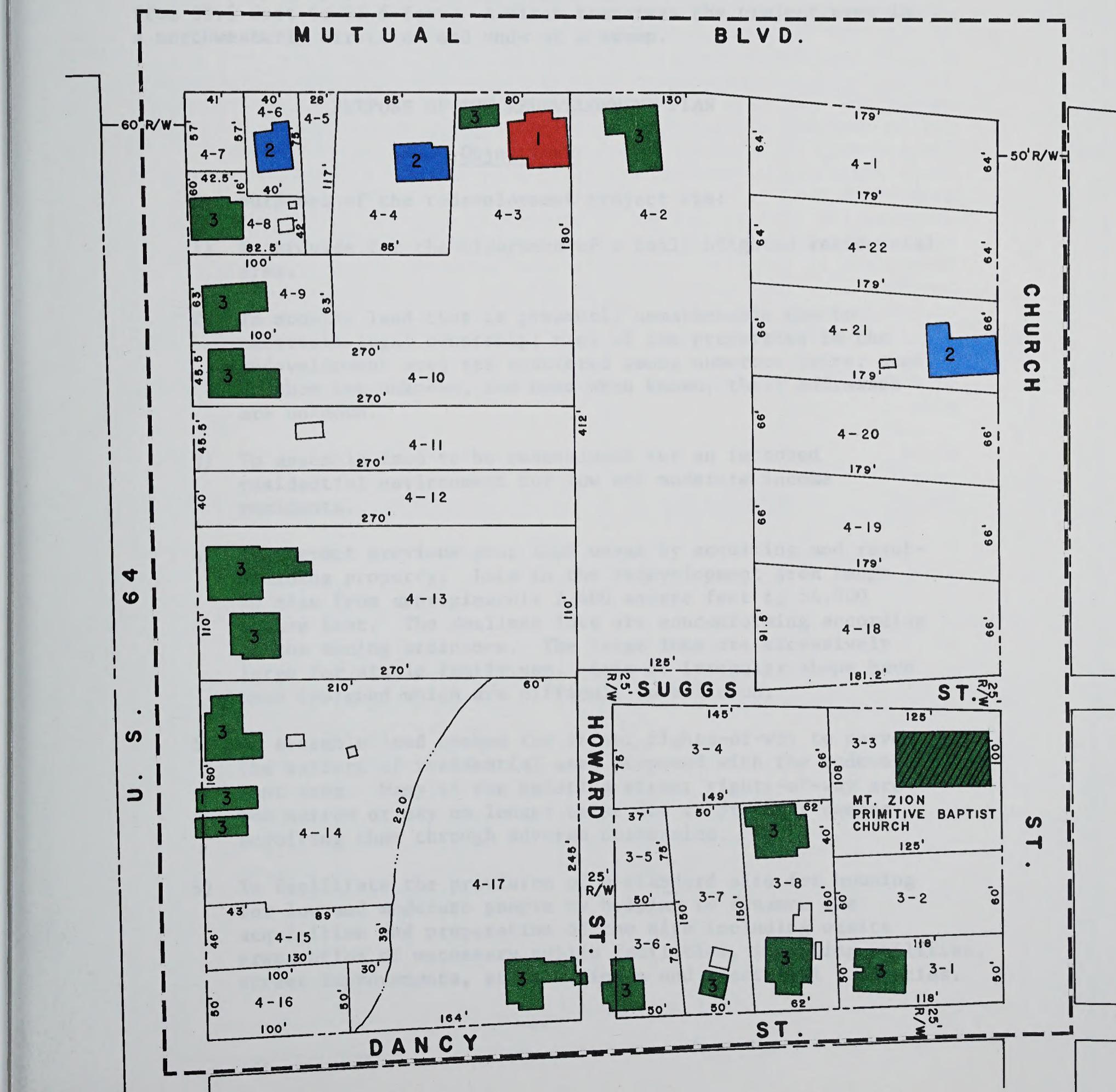
RESIDENTIAL

Standard

2 Deteriorating

5 Dilapidat

SERVICE



Both water and sewer service are available on Main Street, Mutual Boulevard, Church Street and a portion of Dancy Street.

The Town of Princeville provides electric service to the block. The condition of the electric system in this location is dilapidated. The poles must be replaced and the existing transformers are inadequate.

Carolina Telephone has a twenty (20) foot easement dissecting the middle of the redevelopment block. The easement is for construction, operation, and maintenance of the power fixtures and lines.

The topography of the site is relatively flat. Elevations range from 39.5 feet to 31.5 feet. A ditch traverses the project area in a northwesterly direction and ends at a swamp.

PURPOSE OF THE REDEVELOPMENT PLAN

Objectives

The purposes of the redevelopment project are:

- 1) To provide for the clearance of a badly blighted residential area.
- 2) To acquire land that is presently unmarketable due to uncertain legal ownership; many of the properties in the redevelopment area are scattered among numerous heirs; some of whom are unknown, and even when known, their addresses are unknown.
- 3) To assemble land to be redeveloped for an improved residential environment for low and moderate income residents.
- 4) To correct previous poor land usage by acquiring and resubdividing property. Lots in the redevelopment area range in size from approximately 2,400 square feet to 54,000 square feet. The smallest lots are nonconforming according to the zoning ordinance. The large lots are excessively large for single family use. Lots of irregular shape have been designed which are difficult to build on.
- 5) To assemble land needed for street rights-of-way to serve the pattern of residential uses proposed with the redevelopment area. Many of the existing street rights-of-way are too narrow or may no longer exist due to property owners acquiring them through adverse possession.
- 6) To facilitate the provision of a standard site for housing for low and moderate people by helping to finance the acquisition and preparation of the site including onsite preparation of necessary public facilities, including utilities, street improvements, storm drainage and electrical facilities.

- 7) To give private enterprise an opportunity to take part in redeveloping the project area.
- 8) To acquire land for public redevelopment and use.

DESCRIPTION OF COMPREHENSIVE REDEVELOPMENT PROJECT

Land Acquisition, Clearance, and Demolition

Land acquisition for this project will include twenty-five (25) parcels and seventeen (17) structures. All land to be acquired for clearance and redevelopment purposes and for public use is identified on the Land Acquisition Map (Map 2). The Town of Princeville will acquire fee simple title to land in the redevelopment area that is designated for acquisition. This acquisition of property is necessary due to the existence of dilapidated structures and blighting influences and to assemble disposition tracts which will advance plan objectives. Parcels will be acquired by negotiation with the present owners. Where negotiation does not result in a satisfactory agreement, the properties will be taken by eminent domain proceedings and just compensation will be awarded in accordance with the law. The basis for negotiations will be the fair market value of the property as determined by competent appraisers and approved by the Town of Princeville. Land acquisition activities shall be carried out in accordance with the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (P. L. 91-646) and related regulations.

The parcels designated for acquisition during first year activities are:

<u>Block and Parcel</u>	<u>Description</u>	<u>Purpose of Acquisition</u>
3 - 1	Vacant parcel.	Street right-of-way.
3 - 4	Vacant parcel.	Street right-of-way and creation of new lot.
3 - 5	Vacant parcel.	Street right-of-way.
3 - 6	Parcel and occupied residential structure.	Street right-of-way and elimination of dilapidated residential structure.
3 - 7	Vacant parcel.	Street right-of-way and creation of new lot.
3 - 8	Parcel and two occupied residential structures - one single family and one duplex.	Street right-of-way, creation of new lot, and elimination of dilapidated residences.

PRINCEVILLE N. C.

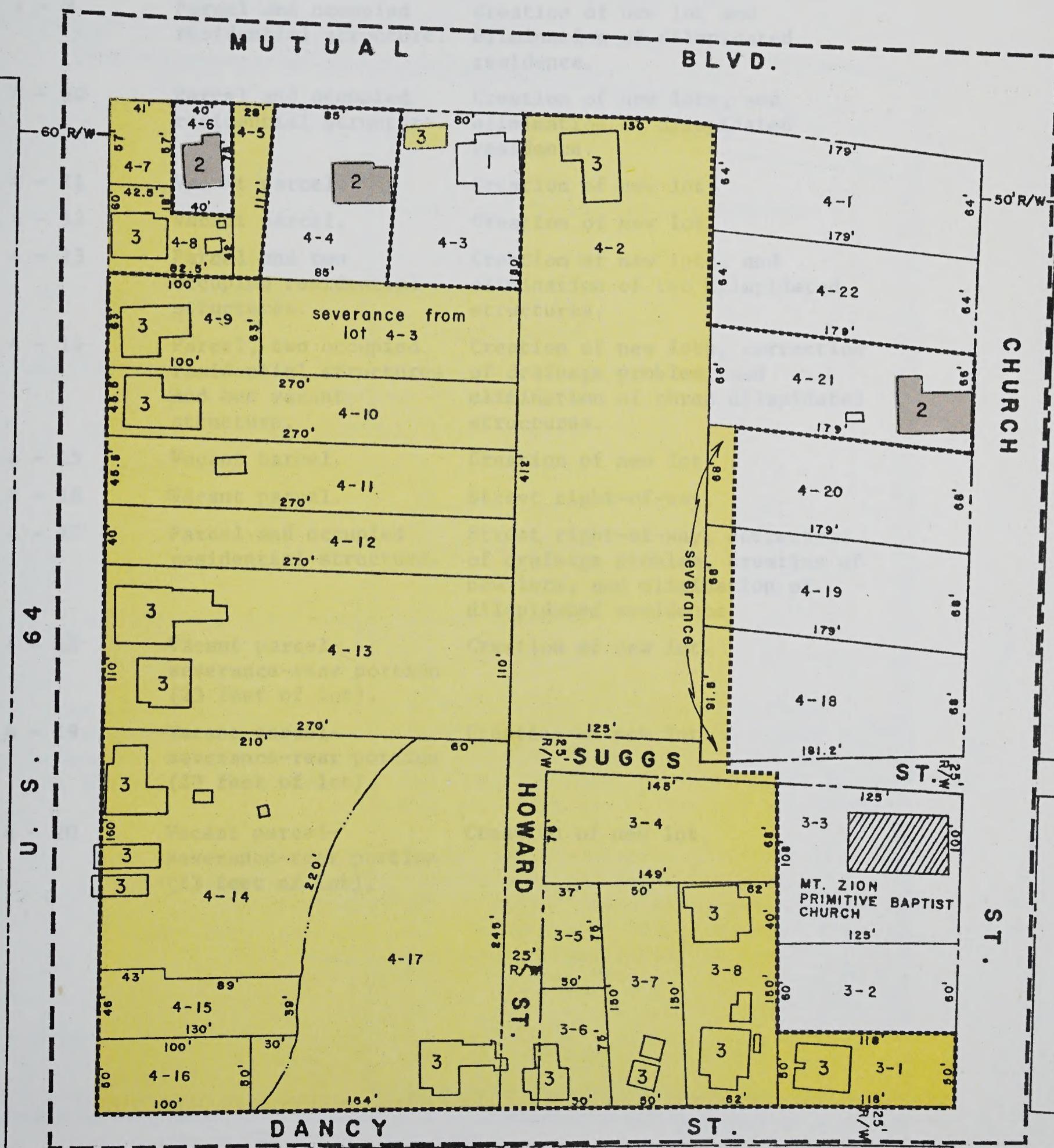
REDEVELOPMENT PROJECT

0 50 100

MAP DATE: OCTOBER 1976

MAP 2 LAND ACQUISITION AND HOUSING REHABILITATION

Property to be Acquired
Property to be Rehabilitated
1976-77 Action Year Activities
Project Boundary



<u>Block and Parcel</u>	<u>Description</u>	<u>Purpose of Acquisition</u>
4 - 2	Parcel and vacant dilapidated structure.	Storm sewer utility easement, creation of new lots, elimination of major drainage problem and elimination of dilapidated house.
4 - 3	Vacant parcel-severance acquisition on rear portion of lot.	Creation of new lot.
4 - 9	Parcel and occupied residential structure.	Creation of new lot and elimination of dilapidated residence.
4 - 10	Parcel and occupied residential structure.	Creation of new lots, and elimination of dilapidated residence.
4 - 11	Vacant parcel.	Creation of new lot.
4 - 12	Vacant parcel.	Creation of new lot.
4 - 13	Parcel and two occupied residential structures.	Creation of new lots, and elimination of two dilapidated structures.
4 - 14	Parcel, two occupied residential structures and one vacant structure.	Creation of new lots, correction of drainage problem, and elimination of three dilapidated structures.
4 - 15	Vacant parcel.	Creation of new lot.
4 - 16	Vacant parcel.	Street right-of-way.
4 - 17	Parcel and occupied residential structure.	Street right-of-way, correction of drainage problem, creation of new lots, and elimination of dilapidated residence.
4 - 18	Vacant parcel-severance-rear portion (23 feet of lot).	Creation of new lot.
4 - 19	Vacant parcel-severance-rear portion (23 feet of lot).	Creation of new lot.
4 - 20	Vacant parcel-severance-rear portion (23 feet of lot).	Creation of new lot.

Parcels designated for acquisition during subsequent years of funding are:

<u>Block and Parcel</u>	<u>Description</u>	<u>Purpose of Acquisition</u>
4 - 3	Small dilapidated house on west side of lot. No land to be acquired with this house.	Elimination of dilapidated structure.
4 - 5	Vacant parcel.	Creation of new lot.
4 - 7	Vacant parcel.	Creation of new lot.
4 - 8	Parcel and dilapidated occupied house.	Elimination of dilapidated structure and creation of new lot.

Properties not designated for acquisition are:

3 - 2	Mt. Zion Primitive Baptist Church.
3 - 3	Mt. Zion Primitive Baptist Church.
4 - 1	Vacant parcel.
4 - 3	Parcel remaining after severance and standard brick home on east side of lot.
4 - 4	Property is designated for rehabilitation.
4 - 6	Property is designated for rehabilitation.
4 - 18	Front portion.
4 - 19	Front portion.
4 - 20	Front portion.
4 - 21	Property is designated for rehabilitation.
4 - 22	Vacant parcel.

However, in order to achieve the objectives of the plan, it may be necessary to acquire certain properties in the redevelopment area that have been listed as parcels not to be acquired and not designated on Map 2 for land acquisition. Any of these additional properties may be acquired for any of the following purposes:

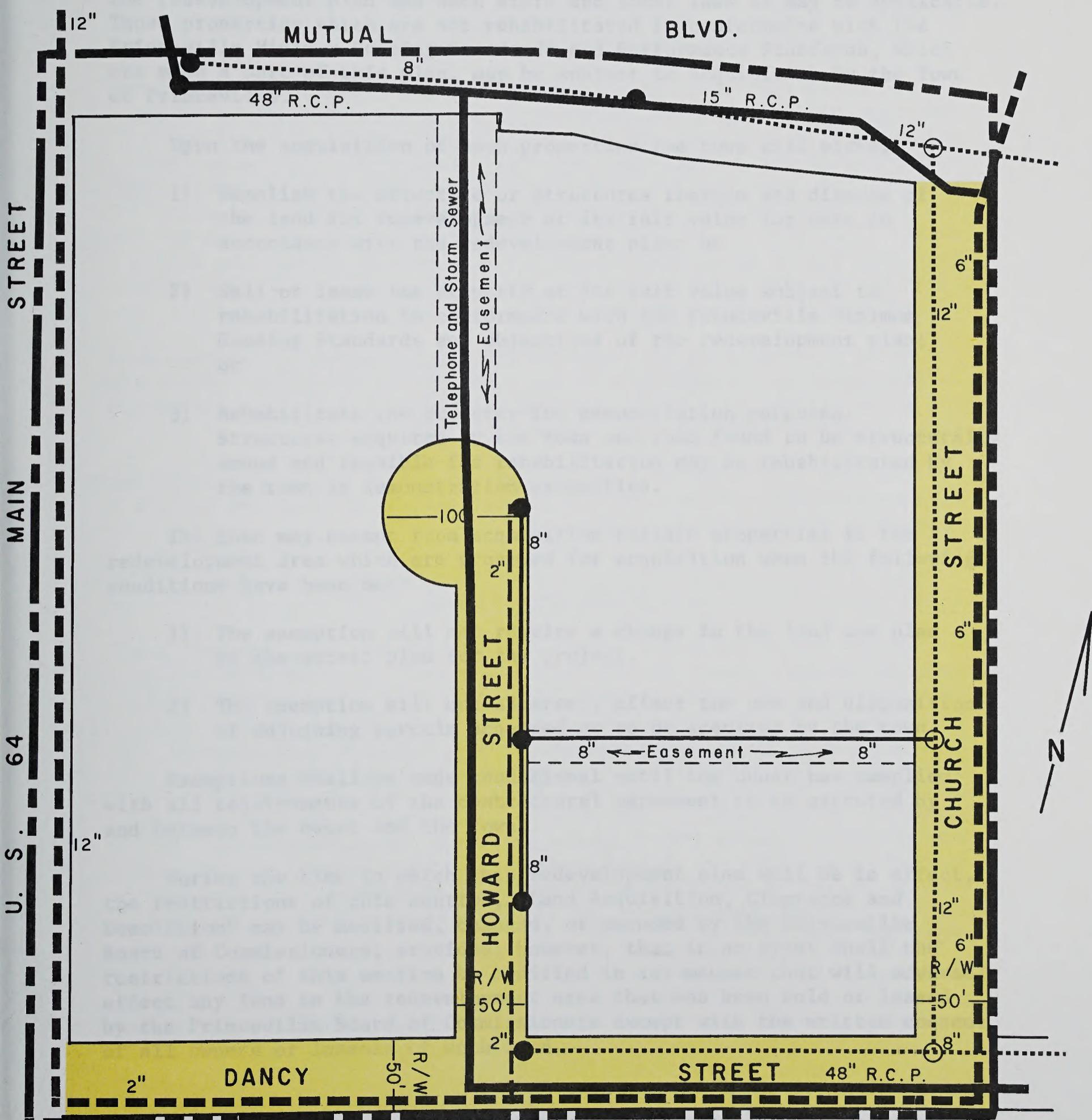
- 1) If it is determined that rehabilitation is found to be infeasible because of excessive relative cost of repairs, a heavy financial burden to the property owner, or a determination that a major code violation would remain even if rehabilitation were undertaken.

SCALE 1" = 100'

MAP 3 - PUBLIC IMPROVEMENTS MAP

■ ■ ■ Existing Water Main
■ ■ ■ Future Water Main
- - - - - Existing Sanitary Sewer Piping
■ ■ ■ Project Boundary

— Future Sanitary Sewer Piping
● Manhole
■ Future Storm Sewer Piping
■ Street Paving



- 2) Failure by property owner to purchase required additional land to upgrade a deficient lot within twelve months after having been notified in writing by the town that the land is available for purchase.
- 3) To provide for necessary adjustments in street rights-of-way, utility and sidewalk easements.

Properties within the redevelopment area that are designated for rehabilitation will not be acquired, provided that the owner(s) within a reasonable time, undertake(s) rehabilitation in conformance with the redevelopment plan and such state and local laws as may be applicable. Those properties which are not rehabilitated in conformance with the Princeville Minimum Housing Standards and Performance Standards, which are made a part of this plan, may be subject to acquisition by the Town of Princeville.

Upon the acquisition of such properties the town will either:

- 1) Demolish the structure or structures thereon and dispose of the land for redevelopment at its fair value for uses in accordance with the redevelopment plan; or
- 2) Sell or lease the property at its fair value subject to rehabilitation in conformance with the Princeville Minimum Housing Standards and objectives of the redevelopment plan; or
- 3) Rehabilitate the property for demonstration purposes. Structures acquired by the town and then found to be structurally sound and feasible for rehabilitation may be rehabilitated by the town as demonstration properties.

The town may exempt from acquisition certain properties in the redevelopment area which are proposed for acquisition when the following conditions have been met:

- 1) The exemption will not require a change in the land use plan or the street plan for the project.
- 2) The exemption will not adversely affect the use and disposition of adjoining parcels acquired or to be acquired by the town.

Exemptions shall be made conditional until the owner has complied with all requirements of the contractual agreement to be executed by and between the owner and the town.

During the time in which this redevelopment plan will be in effect, the restrictions of this section, "Land Acquisition, Clearance and Demolition" may be modified, changed, or amended by the Princeville Board of Commissioners; provided, however, that in no event shall the restrictions of this section be modified in any manner that will adversely affect any land in the redevelopment area that has been sold or leased by the Princeville Board of Commissioners except with the written consent of all owners or lessees of such land.

Rehabilitation

Princeville's minimum housing standards ordinance for residential structures within the redevelopment area is hereby made a part of this redevelopment plan and is attached as Exhibit 1. Rehabilitation activities are to be carried out by the town to insure that properties will be restored and/or maintained to a level which achieves a decent standard of safety and sanitation and reasonable compliance with the provisions of the plan and with all other applicable codes, ordinances, and regulations. To achieve this basic objective, the town will initiate a program of systematic inspections of all properties suitable for rehabilitation following approval of the plan.

Following this inspection, the owner will be notified within thirty (30) days of all necessary improvements under these provisions of the rehabilitation standards and such other suggested improvements which would benefit the property and the surrounding area. Following this notification, the town will offer advice and assistance to insure that the owner complies with the necessary improvements within the next twelve (12) months. If compliance cannot be obtained, the town may then take such action as to acquire the property or may through the police power of the town require that the owner comply with applicable codes and ordinances or demolish the structure at his own expense.

As an integral part of this rehabilitation program, properties will be maintained in accordance with the standards of this plan. Properties not so maintained will be subjected to appropriate action in accordance with the minimum housing code ordinance by the town.

The town will offer such assistance and advice and will provide such technical services as are found to be necessary to develop and conduct a successful rehabilitation program.

Street Improvements

Church Street and Dancy Street will be improved with pavement and curb and gutter. Dancy Street right-of-way will be widened to fifty (50) feet from its existing twenty-five (25) foot right-of-way width. Howard Street right-of-way will be increased to fifty (50) feet and the street will be extended and opened as a public street. Howard Street will be a deadend street terminated by a cul-de-sac. The northern end of Howard Street will be filled, thus changing the elevation of the street. The change in elevation is necessary, since Howard Street extends into a swampy low area. Suggs Street will be used as an easement for sanitary sewer. No improvements will be made to Main Street - U.S. Highway 64 or to Mutual Boulevard - U.S. Highway 258. All street improvements are illustrated on the Public Improvements Map (Map 3).

Utilities

Public improvements proposed for the redevelopment area will consist of water distribution lines, sanitary sewer lines, storm drainage facilities, electric utilities and street lighting and are shown on the Public Improvements Map (Map 3).

1) Water and Sewer.

Approximately 380 feet of 2" water line will be extended on Howard Street from Dancy Street. Sewer service will also be provided on Howard Street.

2) Storm Drainage and Grading.

In order to provide adequate drainage for the site storm sewer pipe will be extended in a westerly direction along a portion of Dancy Street; the storm sewer pipe will also be extended through the middle of the redevelopment area in a north/south direction, thus carrying water from the site across U.S.Highway 258 to a low area in close proximity to the Tar River. The swampy area in the center of the redevelopment area will be drained by the storm sewer pipe and the low area will be filled in order to create useable building lots.

Generally, the lowest area in the redevelopment project will be the streets. Land proposed for residential development will be at a slightly higher elevation and graded toward the street. In this way, storm sewer pipe in the streets will carry storm run off from the redevelopment site to the Tar River.

3) Electrical.

The existing municipal electrical service will be replaced entirely. New poles, wires and transformers will be installed.

4) Telephone.

Carolina Telephone has a telephone line that dissects the redevelopment project in a north/south direction. Carolina Telephone Company has a twenty (20) foot maintenance easement for these lines. The location of the lines and easement will not change as a result of this redevelopment project.

Relocation

The town has, in compliance with state and federal law, a feasible method for the relocation of families and individuals to be displaced from the redevelopment area, and there are being provided in areas not generally less desirable in regard to public utilities and public and commercial facilities, at rents or prices within the financial means of the families or individuals displaced, as many units of decent,

safe and sanitary dwellings as there are families to be displaced from the redevelopment area. All relocation activities will be carried out in accordance with the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, (Public Law 91-646) and related regulations. Such units will be available to these displacees and will be reasonably accessible to their places of employment.

Although the Town of Princeville does not have any public housing located within the town limits, relocation efforts will be coordinated with the Town of Tarboro Redevelopment Commission in an effort to give to those people who are eligible for admission priority in new or existing public housing. All possible relocation services will be extended to single persons and to nonresidential establishments displaced by project action.

The Town of Princeville considers a dwelling unit to be "standard housing" and to be decent, safe, and sanitary when (a) it is in compliance with the town's building, housing, fire and sanitary codes; (b) it is in good repair and is weathertight, with no leakage or dampness; (c) it has no health, fire nor safety hazards within the structure or on the lot; (d) it has safe running water, a private flush toilet, and a bathroom with tub or shower with hot and cold running water, all within the dwelling unit; (e) it has permanent, reasonably efficient kitchen facilities, including sink, cooking stove, connecting shelves and storage space for food and utensils; (f) it has facilities for washing and drying clothes; (g) it is large enough to accommodate the family without overcrowding; (h) it is equipped with adequate heating facilities or has flue connections for adequate heating equipment, is adequately ventilated by at least one openable window in every room, is air conditioned, or screened, or screens available; (i) it is safely and adequately wired for electricity; and (j) it is located in a neighborhood which is free from nuisances, is supplied with the community facilities of a standard neighborhood, and is reasonably accessible to transportation, schools, churches, and stores.

It is intended that all dwellings into which redevelopment area displacees relocate will be inspected by the town's relocation staff. Families and individuals who move without notifying the town of their new address will be traced and similarly followed up.

The town will be in charge of the relocation activity, and will maintain contact with the displacees, look after applications for public housing, locate suitable standard housing available in the community and will extend every assistance within the town's power in the relocation of families and individuals of the redevelopment area.

No family or individual will be required to move from the redevelopment area unless they have opportunity to obtain suitable standard housing. As property is acquired, the occupants will be advised in

writing and by personal interview in regard to their relocation, and information will be furnished as to suitable accommodations available. A file will be maintained by the town listing available dwellings evaluated through inspection by the relocation staff.

The relocation method is intended to remove any necessity to resort to eviction proceedings, which would be a last resort only if a family or individual completely fails to cooperate with the town, or rejects relocation service or accommodations available without reason, or maintains a nuisance, or fails to recognize their obligation for rent due. It is contemplated that relocation will follow acquisition in an orderly manner, giving families and individuals sufficient time to choose a new home and prepare to relocate and that acquired property will not be operated and managed longer than necessary except for unforeseen circumstances.

In the opinion of the town, the relocation of all site occupants in the redevelopment area in accordance with state and federal relocation requirements is feasible.

Disposition of Acquired Property and Redevelopers Obligation

Disposition of the land comprising the redevelopment area will be on the basis of affording maximum opportunity, consistent with the sound needs of the locality as a whole, for the redevelopment of such area by private enterprise. The land in the area will be disposed of, by lease or sale, to public or private parties for redevelopment by them in accordance with the provisions of this plan and their contact with the town. Disposition will be in accordance with G.S. 160A-514.

The town, in disposing of the land in the redevelopment area to be redeveloped by private or public parties, will in its contracts or deeds or other instrument to such parties, include such terms and conditions as in the judgment of the town will be necessary or advisable to insure redevelopment of the redevelopment area and its use thereafter in accordance with this redevelopment plan and to prevent reoccurrence of the condition of blight in this area. These provisions will be contained in such contracts, deeds, or other instruments irrespective of whether they duplicate, in whole or in part, requirements of existing or proposed zoning ordinances or other laws or regulations with respect to the redevelopment area, so that such obligation may operate independently of such zoning or other laws or regulations. In all instances, the improvements to be constructed in the redevelopment area will be constructed in accordance with applicable local codes and ordinances, the requirements of this redevelopment plan, and such other requirements as may be set forth in the contracts between the town and the redevelopers.

Such contracts, deeds or other instruments, in addition to including other terms and conditions as the Town of Princeville may find desirable in order to implement and effectuate the objectives of this plan, will obligate the purchaser of land in the redevelopment area and their successors in interest to:

- a. Devote the parcels owned by them to and only to the uses specified in this redevelopment plan.

- b. Diligently prosecute the construction of the improvements agreed upon in the disposition contract and to begin and complete such improvements within a reasonable time as determined in this contract (this obligation, however, will not be made application to mortgagees and their successors in interest).
- c. Make no changes in such improvements after completion of their construction that are not in conformity with this plan.
- d. Refrain from effecting or executing any agreement, lease or conveyance, or other instrument whereby any parcels in the redevelopment area owned by them are restricted upon the basis of race, religion, color or national origin in the sale, lease or occupancy thereof. (This obligation is to be effective without limitation as to time, regardless of any termination date provided with respect to any other provisions of this plan).
- e. Refrain from assigning contract rights or to resell or otherwise transfer the land (or interests therein) purchased by them prior to the completion of the improvements thereon without the approval of the Town of Princeville and except in cases satisfactory to the town, and not to speculate in or with respect to such land only.
- f. Adequately maintain the land and improvements after construction to prevent the reoccurrence of blight and so as not to be a blighting influence on surrounding uses.

It is intended by this plan that the Town of Princeville be a beneficiary of all such covenants and obligations and in the enforcement thereof as to the redevelopment and continued uses of the redevelopment area in accordance with this plan. It is further intended that the town be authorized, through the disposition contract, to retain such rights and remedies as it shall find necessary or desirable in order to protect its interests, and the interests of the town. At the same time, for the reasonable protection of the purchasers and owners of any land in the redevelopment area, and also to prevent clouds upon the title with respect to such land, the town will provide certification which shall conclusively represent a determination that the covenants with respect to the construction of improvements have been complied with and that their existence is terminated.

**COMMUNITY DEVELOPMENT BUDGET
ESTIMATED COST AND METHOD OF FINANCING**

The estimated costs of the redevelopment activities proposed to be undertaken during fiscal year 1976-77 are listed below. The Town of Princeville will finance the entire cost of this project from the Community Development Block Grant No. B-76-DN-37-0030.

PROPERTY ACQUISITION

Property Acquisition of lots, 3-1, 3-4, 3-5, 3-7, 3-8, 4-2, 4-3, 4-9, 4-10, 4-11, 4-12, 4-13, 4-14, 4-15, 4-16, 4-17, 4-18, 4-19, 4-20.

Land	\$ 42,848.00
Buildings	20,000.00
Appraisals	7,000.00
Title Information	3,500.00
Contingency	<u>3,500.00</u>
	<u>\$ 76,848.00</u>

PUBLIC WORKS

Storm Drainage Construction	\$111,595.00
Sewer	5,980.00
Water	1,478.00
Street Paving	51,299.00
Clearance and Demolition	7,800.00
Electrical	13,000.00
Engineering	14,500.00
Observation	2,500.00
Legal	1,000.00
Contingency	<u>10,000.00</u>
	<u>\$219,152.00</u>

REHABILITATION GRANTS

2 houses	\$ 13,000.00
----------	--------------

RELOCATION

11 families	\$ 33,000.00
-------------	--------------

PLANNING

ADMINISTRATION	<u>\$ 15,000.00</u>
	<u>\$364,000.00</u>

LAND USE PLAN

Conformity with Local Plans and Objectives

The land use plan and project proposals set forth in this plan have been developed in conjunction with the Princeville Comprehensive Development Plan prepared in May 1973, local ordinances including the zoning ordinance and subdivision regulations and in conjunction with the Tarboro-Princeville Thoroughfare Plan.

Description of Proposed Uses Following Redevelopment

The proposed reuse of the redevelopment area, the street rights-of-way, and tentative easements which are required for utilities are shown on the Land Use Plan (Map 4). The redevelopment area will be reused as a site for housing for low and moderate income persons. The Mt. Zion Primitive Baptist Church will remain in the redevelopment area. Four single family homes will remain on the site, as shown on Map 5. Adequate parking will be provided in compliance with the Princeville Zoning Ordinance. A preliminary site plan is included as Map 5.

In order to achieve the objectives of this redevelopment plan, the redevelopment and use of the land constituting the project area will be made subject to the requirements and restrictions specified in this section. For the purpose of 1) this plan, and 2) any provisions of federal, state or local law having reference to the land uses specified or provided in this plan for the redevelopment area, and 3) any contract or transaction entered into by the Town of Princeville with respect to the redevelopment area, it is intended that the provisions of this section, together with the land uses indicated on the Land Use Plan (Map 4), shall be deemed to constitute the provisions or parts of the plan that specify the use of land in the redevelopment area. It is further intended that compliance with the requirements set forth in this section, together with the uses indicated on the Land Use Plan (Map 4), by the town, by purchasers of land from it, by any owners of land comprising the redevelopment area, or by any successors in interest of the town or purchasers or owners or any other party, shall be deemed to constitute compliance by them with the requirements and provisions of this plan as to uses specified for the land within the redevelopment area. All applicable laws, codes, regulations, ordinances, standards, and other requirements shall be complied with, including but not limited to, zoning and subdivision regulations, and housing and dwelling codes.

Land Uses Permitted

The following principal uses shall be permitted in each of the land use areas shown on the Land Use Plan (Map 4). All uses not specifically listed are prohibited. The types of uses permitted are

in conformity with the Princeville Zoning Ordinance and are categorized in this plan as they are in the zoning ordinance - as "permitted uses" and as "special exceptions". "Permitted uses" are those permitted to locate in a particular zoning district by right; "special exceptions" are developments that would not be generally appropriate without restriction throughout a zoning district, but, which if controlled as to number, area, location or relation to the neighborhood will promote the health, safety, morals, general welfare, order, comfort, convenience, appearance or prosperity of the area. Such uses may be permitted in a zoning district if specific provision for such is made in the district and after review and approval of the Princeville Board of Commissioners.

Residential Area - R-1 Zoning District

Permitted Uses.

Single-family and two family dwellings.

Churches..

Home occupations, such as dressmaking, catering, baking, hair-dressing, laundering, cooking, designing, accounting, and the practice of law, medicine, and dentistry, shall be permitted as accessory uses in a residence or accessory building thereof, provided that such operation shall be engaged in only by residents of the premises, that not more than twenty-five (25) percent of the gross floor area of the residence shall be used for such occupations, that no display or products shall be visible from the streets, and no objectionable effects shall be produced or created.

Lodging or boarding of nontransients provided not more than fifty (50) percent of the gross floor area in one dwelling is devoted to such occupancy.

Public recreation facilities, including community centers, parks, ball parks, playgrounds, assembly halls, swimming pools, athletic courts and other such facilities.

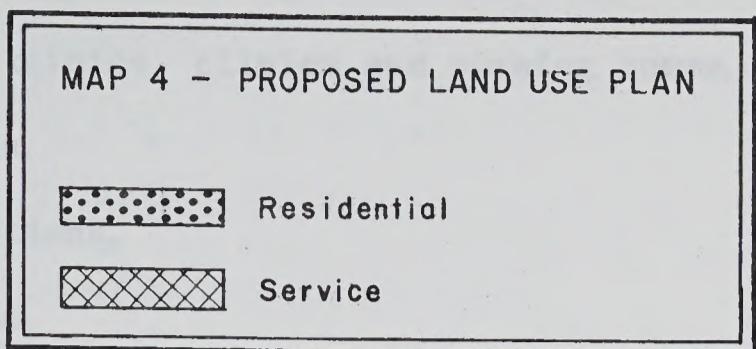
Public utilities, utility substations, pumping stations, utility towers, storage tanks, provided that each of the above uses is set back a minimum of fifty (50) feet from all property lines.

Schools, public and State of North Carolina licensed private.

Signs, accessory; provided no more than two (2) signs are displayed and these must be on the same lot with the use being advertised. Indirectly illuminated signs shall be permitted only if the signs are located more than one hundred (100) feet from residential dwellings or adjacent lots. Maximum sign area for cemeteries, churches, medical centers, parks, playgrounds and schools shall be fifteen (15) square feet. Maximum sign surface area for all other permitted signs shall be six (6) square feet.

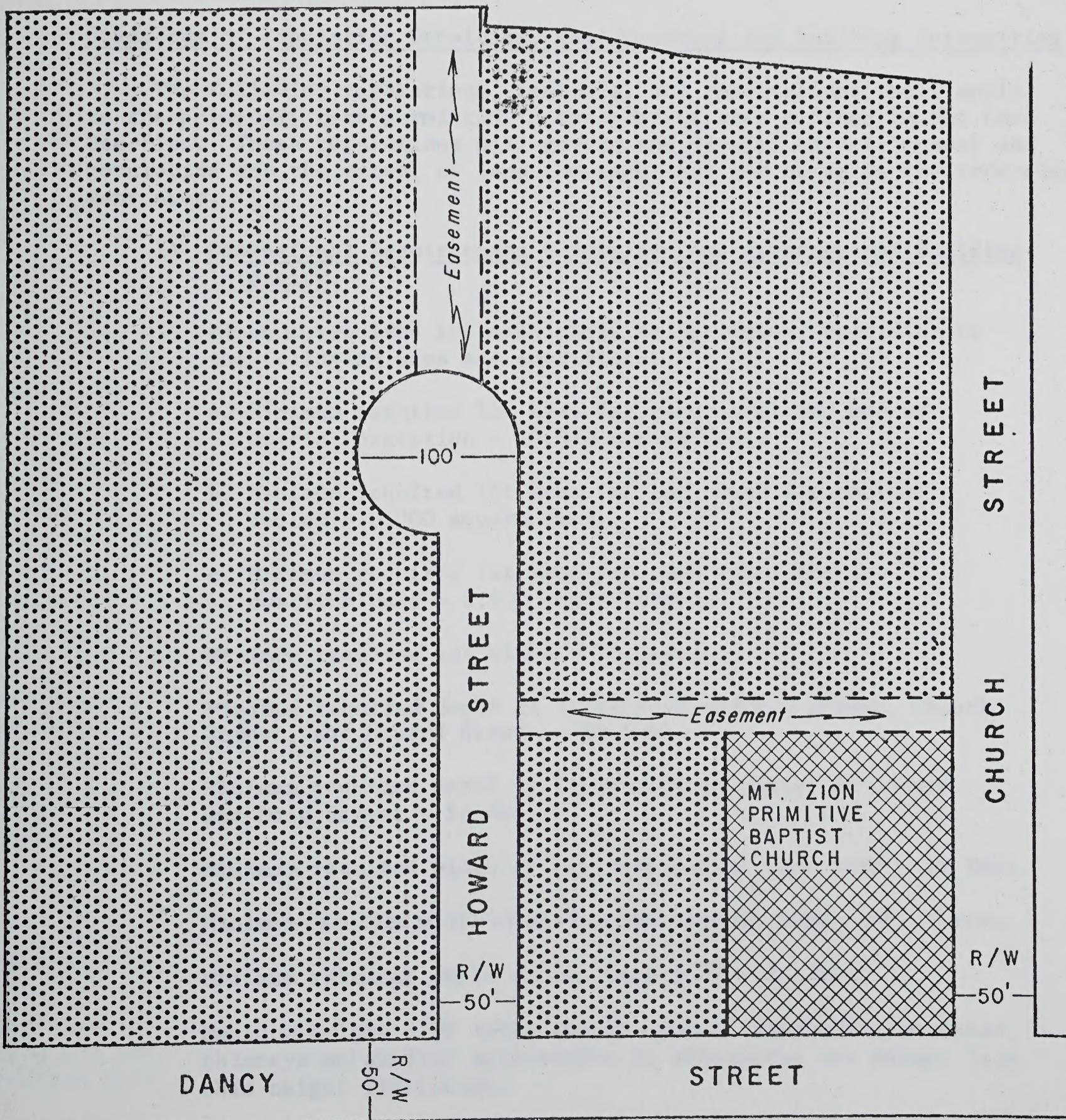
PRINCEVILLE REDEVELOPMENT PROJECT - B-76-DN-37-0030
DATE: DECEMBER 1976

SCALE 1" = 100'



MUTUAL

BLVD.



Special Exceptions.

Group housing projects.

Medical clinics, clinics and nursing homes.

Hospitals.

Fire stations.

Libraries.

Day care centers, kindergartens and nursery schools.

Multi-family dwellings, including townhouses, apartments, condominiums, and cooperatives.

Standards of Population Densities, Land Coverage and Building Intensities.

The following regulations, controls, and restrictions shall apply to the principal uses permitted in the project area defined in the Land Use Plan. These regulations will govern the density of development and population and the extent of land coverage that may occur in the redevelopment area.

1) Dimensional Requirements Governing Land Coverage and Building Intensity.

Minimum required lot area shall be determined according to the following uses and conditions:

- a. Minimum required lot area for each permitted use or special exception - 10,000 square feet.
- b. Minimum required lot area for each dwelling unit of a duplex - 8,000 square feet.
- c. Minimum required lot area for each multi-family dwelling unit - 5,000 square feet.

Minimum required lot width - 75 feet.

Minimum required depth of front yard on Dancy Street, Church Street, and Howard Street - 30 feet.

Minimum required depth of front yard on Mutual Boulevard and Main Street - 50 feet.

Minimum required width of any residential side yard - 10 feet.

Minimum required width of any non-residential side yard - 15 feet.

Minimum required depth of any rear yard - 25 feet.

Maximum height - 35 feet; church spires, flag poles, antennas, chimneys and similar accessories to structures are exempt from this height limitation.

2) Off-street parking requirements.

<u>Use</u>	<u>Minimum Number of Off Street Parking Spaces</u>
Residences	Two (2) parking spaces on the same lot for each dwelling unit.
Churches	One (1) parking space for each four (4) seats.
Home Occupations	Three (3) parking spaces in addition to the residence requirements.
Lodging or Boarding Houses	One (1) parking space for each room to be rented.
Public Recreation Facilities	One (1) space for each 150 square feet of gross floor, building or ground area devoted to such use, or 1 space per each 4 seats of facilities available for patron use, whichever is needed by the facility.
Public Utilities	One (1) parking space for each employee.
 <u>Schools</u>	
Elementary School and Junior High School	Two (2) parking spaces for each classroom and administrative office, plus one bus space for each forty pupils.
Senior High School	One (1) parking space for each four (4) students for which the building was designed plus one (1) parking space for each classroom and administrative office.
Medical Clinics, Clinics	Three (3) parking spaces for each staff doctor plus one (1) parking space for each employee.
Hospitals	One (1) parking space for each bed intended for patient use, exclusive of bassinets.
Fire and Police Stations	One (1) parking space for each employee.
Libraries	One (1) parking space for each 400 square feet of gross floor area for use by the public.
Day Care Centers	One (1) space for each 600 square feet of gross floor area or fraction thereof.
Nursing Homes	One (1) parking space for each two (2) beds intended for patient use plus one (1) parking space for each employee.

3) Additional requirements for Multifamily Developments.

a. Open space and recreation facilities

- 1) Open space - a minimum of fifteen (15) percent of the gross acreage shall be reserved as open space.
- 2) Recreation space - a minimum of fifty (50) percent of the open space shall be developed for active recreational purposes.

b. Parking - Automobile parking spaces and drives shall not be located closer than thirty (30) feet to the front or twenty (20) feet to the side or rear of any dwelling.

c. Dwelling to Dwelling Relationship

- 1) Building walls having both window and door openings shall be located no closer than twenty-five (25) feet to another building.
- 2) Building walls having only window openings or only door openings shall be located no closer than twenty-five (25) feet to another building.

d. Courtyard - Any group of buildings forming a courtyard shall have at least twenty-five (25) percent of the perimeter of such courtyard open for access by emergency vehicles.

e. Landscaping and Project Perimeter Requirements - Landscaping shall be included to buffer the development from its surrounding neighbors. No building shall be erected, reconstructed, altered or moved nearer the exterior project property lines than twenty-five (25) feet or the applicable district yard requirements, whichever is greater. Yard spaces for one (1) building shall not overlap yard space for another building.

f. Utilities - Multifamily complexes shall be located where public or community water, sanitary sewers, and storm drainage utilities are available.

4) Visibility at Intersections.

On all corner lots, nothing shall be erected, placed, planted, or allowed to grow in such a manner as materially to impede vision between a height of two and one half ($2\frac{1}{2}$) feet and ten (10) feet in a triangular area formed by a diagonal line between two points on the rights-of-way lines, twenty (20) feet from where they intersect.

Statement of Continuing Controls

1) Approval of Plans by the Town.

The town shall require that preliminary plans be submitted and approved prior to the acceptance of a bid from a private individual or group of individuals developing or redeveloping any property within the redevelopment area, and shall require that final architectural and engineering working drawings, landscaping plans, and specifications be submitted and approved before any construction shall begin. The purpose of this approval is to insure that the proposed development conforms to the standards set forth in this plan and to develop architectural interrelationships between adjoining and nearby structures and open areas and to insure that the spaces between buildings are coordinated and landscaped. The development or redevelopment of lands within the redevelopment area shall comply with the procedures of the Princeville Subdivision Regulations.

2) Sediment Control Regulations.

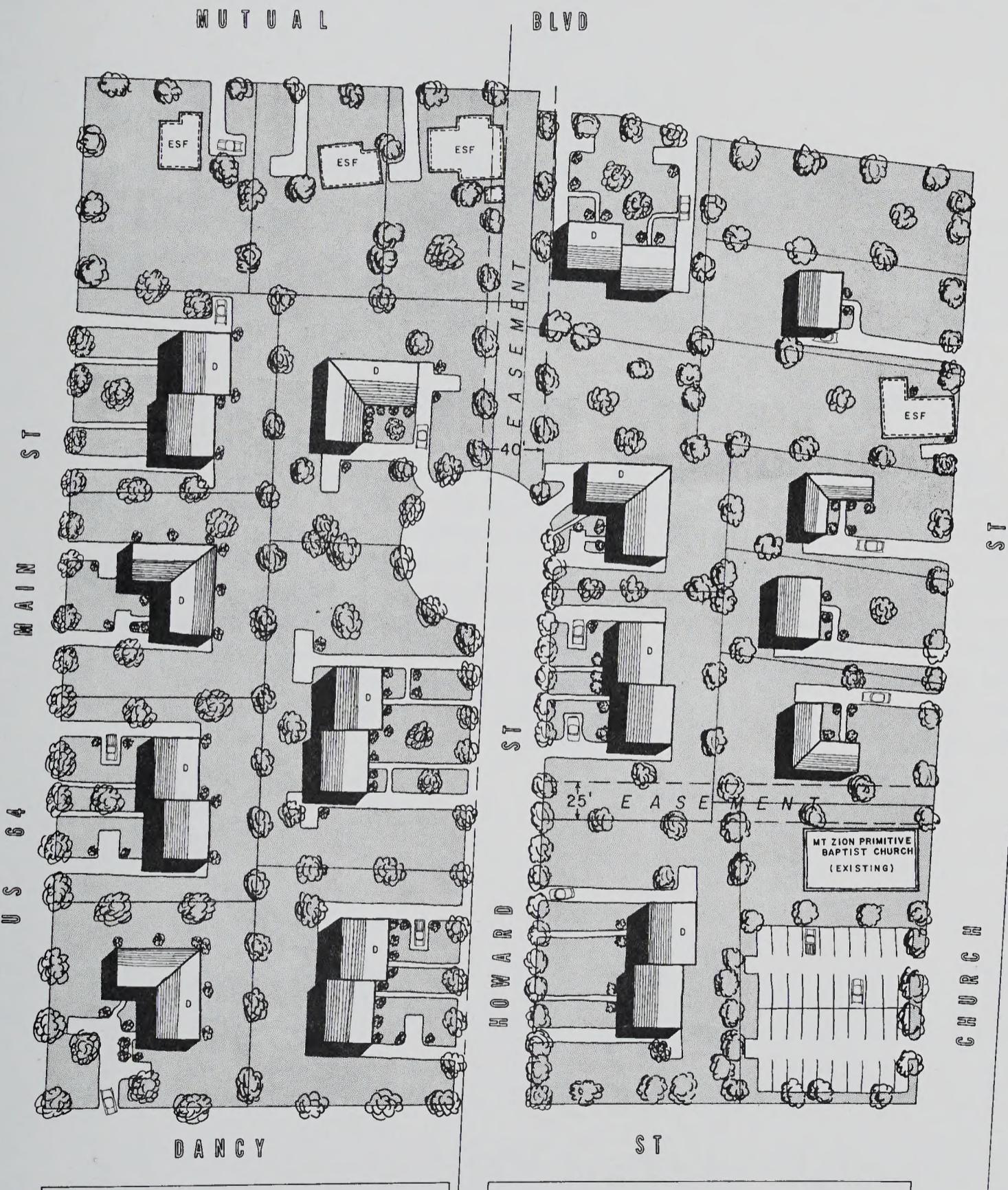
Prior to site grading and prior to disposition of reuse parcels by the Princeville Board of Commissioners, sediment control plans shall be submitted to the town and to the North Carolina Department of Natural and Economic Resources. These plans shall include written statements of steps that will be taken with respect to the following:

- Natural vegetation to be retained
- Area of land to be exposed
- Time land will be exposed
- Type of temporary vegetation or mulching which will be employed on exposed areas
- Location of temporary sediment basins which will be constructed to catch sediment during development
- Amount of run-off and provisions to safely carry run-off waters from exposed landscaping development
- Type of permanent vegetation which will be planted and erosion control structures which will be installed

The town and the North Carolina Department of Natural and Economic Resources shall review required sediment control plans required of developers, to review work in progress and may at its discretion require performance bonds to insure that conservation measures will be carried out.

3) Mobile Homes, Mobile Home Parks.

No mobile homes, double wide or single wide, and no mobile home parks, as defined in the Princeville Zoning Ordinance, shall be permitted in the redevelopment area.



PRELIMINARY SITE PLAN

LEGEND



EXISTING SINGLE FAMILY RESIDENCE
PROPOSED SINGLE FAMILY RESIDENCE
PROPOSED DUPLEX

4) Easements

Where necessary for electric, gas, sewage collection, water distribution, storm drainage, screen planting, pedestrian walkways, or other public services, easements shall be reserved and shown on a recorded plat. Any use of these easements shall be subject to the restrictions of the town or private utility company.

STATEMENT OF PROPOSED CHANGES IN THE ZONING
ORDINANCES OR ZONING MAP

All proposals presented in this plan are in conformity with the Princeville Zoning Ordinance. No changes in the ordinance need to be recommended.

PERIOD OF DURATION OF THESE PROVISIONS

It is intended that the provisions of this plan, specifying the land uses permitted in the redevelopment area and the additional regulations, controls, and restrictions with respect thereto shall be effective upon the date of approval by the Board of Commissioners of the Town of Princeville, North Carolina and shall remain in effect for a period of forty (40) years from that approval date.

PROCEDURES FOR CHANGE IN THE APPROVED PLAN

This redevelopment plan may be modified at any time by the Princeville Board of Commissioners provided that, if modified after the sale of real property in the redevelopment project area, the modification must be consented to by the redeveloper of such real property or his successor, or their successors in interest affected by the proposed modification. Where the proposed modification will substantially change the redevelopment plan as previously approved by the governing body the modification must similarly be approved by the governing body as provided in Section 160A-513, Article 22, of the North Carolina General Statutes.

PRINCEVILLE MINIMUM HOUSING STANDARD ORDINANCE

It is the intent of the Town Council to establish, in the interest of the public welfare, the minimum standards of habitability, safety, and sanitation for those structures due to dilapidation, defects, deterioration, and hazards of fire, accident and other calamities, and also to regulate their maintenance facilities, and the use of such structures, so as to prevent damage to property, and deterioration of the health, safety, and morale, and to contribute to the welfare of the residents of the Town of Princeville.

EXHIBIT 1

PRINCEVILLE MINIMUM HOUSING STANDARD ORDINANCE

Section 1. Definitions. The following words shall have the meanings indicated in this ordinance.

- (a) Building shall mean any structure of a permanent nature, erected partly underground, built directly on land, or otherwise, whether wooden, brick, stone, or otherwise, and of any size, including garages.
- (b) Dwelling shall mean a building designed primarily for human habitation and for the purpose of affording shelter and protection against the weather, located partially or wholly below the level of the adjoining ground.
- (c) Detached garage shall mean a building designed for the purpose of protection and to be used exclusively for the storage of property, which will not be in direct contact with any of the minimum standards established by this ordinance at a rate not to exceed of 100 percent of 100% value, as determined by the value of the property.
- (d) Unfinished garage shall mean a building which has been constructed and cannot be repaired, altered or converted so easily with any of the minimum standards established by this ordinance at a rate not to exceed of 100 percent of 100% value, as determined by the value of the property.
- (e) Dwelling address any building which is habitable and used or intended to be used for human habitation, accompanied provided that such structure is not so constructed as to exceed an area of 1000 square feet.
- (f) Dwelling unit shall mean any group of rooms 200 square feet or less in dwelling and forming a place of habitation and

EXHIBIT 1

PRINCEVILLE MINIMUM HOUSING STANDARD ORDINANCE

Section 1. Finding, Purpose. Pursuant to G.S.160A-441, it is hereby found and declared that there exist in the town dwellings which are unfit for human habitation due to dilapidation, defects increasing the hazards of fire, accidents and other calamities, lack of ventilation, light and sanitary facilities, and due to other conditions rendering such dwellings unsafe or unsanitary, and dangerous and detrimental to the health, safety, and morals, and otherwise inimical to the welfare of the residents of the Town of Princeville.

In order to protect the health, safety and welfare of the residents of the Town of Princeville as authorized by Part 6 of Article 19, Chapter 160A of the General Statutes, it is the purpose of this ordinance to establish minimum standards of fitness for the initial and continued occupancy of all buildings used for human habitation, as expressly authorized by G.S.160A-444.

Section 2. Definitions. The following definitions shall apply in the interpretation and enforcement of this ordinance.

- (a) Basement shall mean a portion of a building which is located partly underground, having direct access to light and air from windows located above the level of the adjoining ground.
- (b) Cellar shall mean a portion of a building located partly or wholly underground having an inadequate access to light and air from windows located partly or wholly below the level of the adjoining ground.
- (c) Deteriorated shall mean that a dwelling is unfit for human habitation and can be repaired, altered, or improved to comply with all of the minimum standards established by this ordinance, at a cost not in excess of fifty percent (50%) of its value, as determined by finding of the inspector.
- (d) Dilapidated shall mean that a dwelling is unfit for human habitation and cannot be repaired, altered or improved to comply with all of the minimum standards established by this ordinance at a cost not in excess of fifty percent (50%) of its value, as determined by finding of the inspector.
- (e) Dwelling shall mean any building which is wholly or partly used or intended to be used for living or sleeping by human occupants; provided that temporary housing as hereinafter defined shall not be regarded as a dwelling.
- (f) Dwelling unit shall mean any room or group of rooms located within a dwelling and forming a single habitable unit with

facilities which are used or intended to be used for living, sleeping, cooking and eating.

- (g) Extermination shall mean the control and elimination of insects, rodents or other pests by eliminating their harborage places, by removing or making inaccessible materials that may serve as their food, by poisoning, spraying, fumigating, trapping or by any other recognized and legal pest elimination methods approved by the inspector.
- (h) Garbage shall mean the animal and vegetable waste resulting from the handling, preparation, cooking and consumption of food.
- (i) Habitable room shall mean a room or enclosed floor space used or intended to be used for living, sleeping, cooking, or eating purposes, excluding bathrooms, water closet compartments, laundries, heater rooms, foyers, or communicating corridors, closets and storage spaces.
- (j) Infestation shall mean the presence, within or around a dwelling, of any insects, rodents or other pests in such number as to constitute a menace to the health, safety or welfare of the occupants or to the public.
- (k) Inspector shall mean a Building Inspector of the Town of Princeville or any agent of the Inspector who is authorized by the Inspector.
- (l) Multiple dwelling shall mean any dwelling containing more than two dwelling units.
- (m) Occupant shall mean any person over one year of age, living, sleeping, cooking or eating in, or having actual possession of a dwelling unit or rooming unit.
- (n) Operator shall mean any person who has charge, care or control of a building, or part thereof, in which dwelling units or rooming units are let.
- (o) Owner shall mean any person who alone, or jointly or severally with others:
 - (1) Shall have title to any dwelling or dwelling unit, with or without accompanying actual possession thereof; or
 - (2) Shall have charge, care or control of any dwelling or dwelling unit, as owner or agent of the owner, or as executor, executrix, administrator, administratrix, trustee or guardian of the estate of the owner. Any such person thus representing the actual owner shall be bound to comply with the provisions of this chapter, and of rules and regulations adopted pursuant thereto, to the same extent as if he were owner.

- (p) Plumbing shall mean and include all of the following supplied facilities and equipment: Gas pipes, gas burning equipment, water pipes, mechanical garbage disposal units (mechanical sink grinder), waste pipes, water closets, sinks, installed dishwashers, lavatories, bathtubs, shower baths, installed clothes washing machines, catch basins, drains, vents and any other similar supplied fixtures, together with all connections to water, sewer or gas line.
- (q) Public Authority shall mean the officer who is in charge of any department or branch of the government of the Town of Princeville relating to health, fire, building regulations or other activities concerning dwellings in the Town of Princeville.
- (r) Rooming unit shall mean any room or group of rooms forming a single habitable unit used or intended to be used for living and sleeping, but not for cooking or eating purposes.
- (s) Rooming house shall mean any dwelling, or that part of any dwelling containing one or more rooming units, in which space is let by the owner or operator to three or more persons who are not husband and wife, son or daughter, mother or father or sister or brother of the owner or operator.
- (t) Rubbish shall mean combustible and noncombustible waste materials, except garbage and ashes, and the term shall include paper, rags, cartons, boxes, wood, excelsior, rubber, leather, tree branches, yard trimmings, tin cans, metals, mineral matter, glass crockery, and dust.
- (u) Supplied shall mean paid for, furnished, or provided by, or under the control of, the owner or operator.
- (v) Temporary housing shall mean any tent, trailer or other structure used for human shelter which is designed to be transportable and which is not attached to the ground, to another structure, or to any utilities system on the same premises for more than thirty consecutive days.
- (w) Unfit for human habitation shall mean that conditions exist in a dwelling which violate or do not comply with one or more of the minimum standards of fitness or one or more of the requirements established by this ordinance.
- (x) Meaning of certain words. Whenever the words "dwelling, dwelling unit, rooming house, rooming unit, premises" are used in this chapter, they shall be construed as though they were followed by the words "or any part thereof".

Section 3. Minimum Standards of Fitness for Dwellings and Dwelling Units. Every dwelling and dwelling unit used as a human

habitation, or held out for use as a human habitation, shall comply with all of the minimum standards of fitness for human habitation and all of the requirements of Sections 4, 5, 6, 7, 8, and 9 of this ordinance. No person shall occupy as owner-occupant, or let to another for occupancy or use as a human habitation, any dwelling or dwelling unit which does not comply with all of the minimum standards of fitness for human habitation and all of the requirements of Sections 4, 5, 6, 7, 8, and 9 of this ordinance.

Section 4. Minimum Standards for Structural Condition.

- (a) Walls or partitions or supporting members, sills, joists, rafters or other structural members shall not list, lean or buckle, and shall not be rotted, deteriorated, or damaged, and shall not have holes or cracks which might admit rodents.
- (b) Floors or roofs shall have adequate supporting members and strength to be reasonably safe for the purpose used.
- (c) Foundations, foundation walls, piers or other foundation supports to be deteriorated or damaged.
- (d) Steps, stairs, landings, porches, or other parts or appurtenances shall be maintained in such condition that they will not fail or collapse.
- (e) Adequate facilities for egress in case of fire or panic shall be provided.
- (f) Interior walls and ceilings of all rooms, closets and hallways shall be finished of suitable materials, which will, by use of reasonable household methods promote sanitation and cleanliness, and shall be maintained in such a manner so as to enable the occupants to maintain reasonable privacy between various spaces.
- (g) The roof, flashings, exterior walls, basement walls, floors, and all doors and windows exposed to the weather shall be constructed and maintained so as to be weather and watertight.
- (h) There shall be no chimneys or parts thereof which are defective, deteriorated or in danger of falling, or in such condition or location as to constitute a fire hazard.
- (i) There shall be no use of the ground for floors or wood floors on the ground.

Section 5. Minimum Standards for Basic Equipment and Facilities.

(a) Plumbing System.

- (1) Each dwelling unit shall be connected to a potable water supply and to the public sewer or other approved sewage disposal system.

- (2) Each dwelling unit shall contain not less than a kitchen sink, lavatory, tub or shower, water closet, and adequate supply of both cold water and hot water. All water shall be supplied through an approved pipe distribution system connected to a potable water supply.
- (3) All plumbing fixtures shall meet the standards of the Town of Princeville Plumbing Code and shall be maintained in a state of good repair and in good working order.
- (4) All required plumbing fixtures shall be located within the dwelling unit and be accessible to the occupants of same. The water closet and tub or shower shall be located in a room or rooms affording privacy to the user.

- (b) Heating System. Every dwelling and dwelling unit shall have facilities for providing heat in accordance with either (1) or (2) below.

- (1) Central and electric heating systems. Every central or electric heating system shall be of sufficient capacity so as to heat all habitable rooms, bathrooms and water closet compartments in every dwelling unit to which it is connected with a minimum temperature of seventy (70) degrees Fahrenheit measured at a point three feet (3') above the floor during ordinary winter conditions.
- (2) Other heating facilities. Where a central or electric heating system is not provided, each dwelling and dwelling unit shall be provided with sufficient fireplaces, chimneys, flues or gas vents whereby heating appliances may be connected so as to heat all habitable rooms with a minimum temperature of seventy (70) degrees Fahrenheit measured three feet (3') above the floor during ordinary winter conditions.

- (c) Electrical System.

- (1) Every dwelling and dwelling unit shall be wired for electric lights and convenience receptacles. Every habitable room shall contain at least two floor or wall-type electric convenience receptacles, connected in such manner as determined by the Town of Princeville Electric Code. There shall be installed in every bathroom, water closet room, laundry room and furnace room at least one supplied ceiling, or wall-type electric light fixture. In the event wall or ceiling light fixtures are not provided in any habitable room, then each such habitable room shall contain at least three floor or wall-type electric convenience receptacles.

- (2) Every public hall and stairway in every multiple dwelling shall be adequately lighted by electric lights at all times when natural day-light is not sufficient.
- (3) All fixtures, receptacles, equipment and wiring shall be maintained in a state of good repair, safe, capable of being used, and installed in accordance with the Town of Princeville Electrical Code.

Section 6. Minimum Standards for Ventilation.

- (a) General. Every habitable room shall have at least one window or skylight facing directly to the outdoors. The minimum total window area, measured between stops, for every habitable room shall be ten percent (10%) of the floor area of such room. Whenever walls or other portions of structures face a window or any room and such light obstructing structures are located less than five feet (5') from the window and extend to a level above that of the ceiling of the room, such a window shall not be deemed to face directly to the outdoors and shall not be included as contributing to the required minimum total window area. Whenever the only window in a room is a skylight-type window in the top of such room, the total window area of such skylight shall equal at least fifteen percent (15%) of the total floor area of such room.
- (b) Habitable rooms. Every habitable room shall have at least one (1) window or skylight which can easily be opened, or such other device as will adequately ventilate the room. The total openable window area in every habitable room shall be equal to at least forty-five percent (45%) of the minimum window area size or minimum skylight-type window size as required, or shall have other approved, equivalent ventilation.
- (c) Bathroom and water closet rooms. Every bathroom and water closet compartment shall comply with the light and ventilation requirements for habitable rooms except that no window or skylight shall be required in adequately ventilated bathrooms and water closet rooms equipped with an approved ventilation system.

Section 7. Minimum Standards for Space, Use, and Location.

- (a) Room sizes. Every dwelling unit shall contain at least the minimum room size in each habitable room as required by the Town of Princeville Residential Building Code.

Every dwelling unit shall contain at least one hundred and fifty (150) square feet of habitable floor area for the first occupant, at least one hundred (100) square feet of additional habitable area for each of the next three (3)

occupants, and at least seventy-five (75) square feet of additional habitable floor area for each additional occupant.

In every dwelling unit and in every rooming unit, every room occupied for sleeping purposes by one (1) occupant shall contain at least seventy (70) square feet of floor area, and every room occupied for sleeping purposes by more than one (1) occupant shall contain at least fifty (50) square feet of floor area for each occupant twelve (12) years of age and over and at least thirty-five (35) square feet of floor area for each occupant under twelve (12) years of age.

- (b) Ceiling Height. At least one-half ($\frac{1}{2}$) of the floor area of every habitable room shall have a ceiling height of not less than seven feet and six inches (7'6").
- (c) Floor area calculation. Floor area shall be calculated on the basis of habitable room area. However, closet area and wall area within the dwelling unit may count for not more than ten percent (10%) of the required habitable floor area. The floor area of any part of any room where the ceiling height is less than four and one-half feet (4'6") shall not be considered as part of the floor area computing the total area of the room to determine maximum permissible occupancy.
- (d) Cellar. No cellar shall be used for living purposes.
- (e) Basements. No basement shall be used for living purposes unless:
 - (1) The floor and walls are substantially watertight;
 - (2) The total window area, total openable window area, and ceiling height are equal to those required for habitable rooms;
 - (3) The required minimum window area of every habitable room is entirely above the grade adjoining such window area, except where the window or windows face a stairwell, window well, or accessway.

Section 8. Minimum Standards for Safe and Sanitary Maintenance.

- (a) Exterior foundation, walls, and roofs. Every foundation wall, exterior wall, and exterior roof shall be substantially weathertight and rodent proof, shall be kept in sound condition and good repair; shall be capable of affording privacy, shall be safe to use and capable of supporting the load which normal use may cause to be placed thereon. Every exterior wall shall be protected with paint or other protective covering to prevent the entrance or penetration of moisture of the weather.

- (b) Interior floor, walls, and ceilings. Every floor, interior wall, and ceiling shall be substantially rodent proof; shall be kept in sound condition and good repair, and shall be safe to use and capable of supporting the load which normal use may cause to be placed thereon.
- (c) Windows and doors. Every window, exterior door, basement or cellar door, and hatchway shall be substantially weather-tight, watertight, and rodent proof; and shall be kept in sound working condition and good repair.
- (d) Stairs, porches, and appurtenances. Every outside and inside stair, porch, and any appurtenance thereto shall be safe to use and capable of supporting the load that normal use may cause to be placed thereon, and shall be kept in sound condition and good repair.
- (e) Bathroom floors. Every bathroom floor surface and water closet compartment floor surface shall be constructed and maintained so as to be reasonably impervious to water and so as to permit such floor to be easily kept in a clean and sanitary condition.
- (f) Supplied facilities. Every supplied facility, piece of equipment, or utility which is required under this ordinance shall be so constructed or installed that it will function safely and effectively, and shall be maintained in satisfactory working condition.
- (g) Drainage. Every yard shall be properly graded so as to obtain thorough drainage and so as to prevent the accumulation of stagnant water.
- (h) Noxious Weeds. Every yard and all exterior property areas shall be kept free of species of weeds or plant growth which are noxious or detrimental to health.
- (i) Egress. Every dwelling unit shall be provided with adequate means of egress as required by the Town of Princeville Building Code.

Section 9. Minimum Standards for Control of Insects, Rodents, and Infestations.

- (a) Screens. In every dwelling unit, for protection against mosquitoes, flies, and other insects, every door opening directly from a dwelling unit to outdoor space shall have supplied and installed screens and a self-closing device; and every window or other device with openings to outdoor space, used or intended to be used for ventilation, shall likewise be supplied with screens installed.
- (b) Rodent control. Every basement or cellar window used or intended to be used for ventilation, and every other opening

to a basement which might provide an entry for rodents, shall be supplied with screens installed or such other approved device as will effectively prevent their entrance.

(c) Infestation. Every occupant of a dwelling containing a single dwelling unit shall be responsible for the extermination of any insects, rodents, or other pests therein or on the premises, and every occupant of a dwelling unit in a dwelling containing more than one dwelling unit shall be responsible for such extermination whenever his dwelling is the only one infested. Whenever infestation is caused by failure of the owner to maintain a dwelling in a rodent proof or reasonably insect proof condition, extermination shall be the responsibility of the owner. Whenever infestation exists in two or more of the dwelling units in any dwelling or in the shared or public parts of any dwelling containing two or more dwelling units, extermination shall be the responsibility of the owner.

(d) Rubbish Storage and Disposal. Every dwelling and every dwelling unit shall be supplied with approved containers and covers for storage of rubbish as required by the Town of Princeville ordinances, and the owner, operator or agent in control of such dwelling or dwelling unit shall be responsible for the removal of rubbish.

(e) Garbage Storage and Disposal. Every dwelling and every dwelling unit shall be supplied with an approved garbage disposal facility, which may be an adequate mechanical garbage disposal unit (mechanical sink grinder) in each dwelling unit or an incinerator unit, to be approved by the inspector, in the structure for the use of the occupants of each dwelling unit, or an approved outside garbage can as required by the Town of Princeville ordinances.

Section 10. Minimum Standards Applicable to Rooming Houses, Exceptions. All of the provisions of this ordinance, and all of the minimum standards and requirements of this ordinance, shall be applicable to rooming houses, and to every person who operates a rooming house, or who occupies or lets to another for occupancy any rooming unit in any rooming house, except as provided in the following subsections:

(a) Water Closet, Hand Lavatory, and Bath Facilities. At least one (1) water closet, lavatory basin, and bathtub or shower, properly connected to an approved water and sewer system and in good working condition, shall be supplied for each four (4) rooms within a rooming houses wherever said facilities are shared. All such facilities shall be located within the residence building served and shall be directly accessible from a common hall or passageway and shall be not more than one (1) story removed from any of the persons sharing such facilities. Every lavatory basin and bathtub or shower shall be supplied with hot and cold water at all times. Such required facilities shall not be located in a cellar.

- (b) Minimum Floor Area for Sleeping Purposes. Every room occupied for sleeping purposes by one (1) occupant shall contain at least seventy (70) square feet of floor area, and every room occupied for sleeping purposes by more than one (1) occupant shall contain at least fifty (50) square feet of floor area for each occupant twelve (12) years of age and over and least thirty-five (35) square feet of floor area for each occupant under twelve (12) years of age.
- (c) Sanitary Conditions. The operator of every rooming house shall be responsible for the sanitary maintenance of all walls, floors, and ceilings, and for the sanitary maintenance of every other part of the rooming house; and he shall be further responsible for the sanitary maintenance of the entire premises where the entire structure of building within which the rooming house is contained is leased or occupied by the operator.
- (d) Sanitary Facilities. Every water closet, flush urinal, lavatory basin, and bathtub or shower required by subsection (2) of this section shall be located within the rooming house and within a room or rooms which afford privacy and are separate from the habitable rooms, and which are accessible from a common hall and without going outside the rooming house or through any other room therein.

Section 11. Responsibilities of Owners and Occupants.

- (a) Public areas. Every owner of a dwelling containing two or more dwelling units shall be responsible for maintaining in a clean and sanitary condition the shared or public areas of the dwelling and premises thereof.
- (b) Cleanliness. Every occupant of a dwelling or dwelling unit shall keep in a clean and sanitary condition that part of the dwelling, dwelling unit, and premises thereof of which he occupies and controls.
- (c) Rubbish and Garbage. Every occupant of a dwelling or dwelling unit shall dispose of all his rubbish and garbage in a clean and sanitary manner by placing it in the supplied storage facilities. In all cases the owner shall be responsible for the availability of rubbish and garbage storage facilities.
- (d) Supplied Plumbing Fixtures. Every occupant of a dwelling unit shall keep all supplied plumbing fixtures therein in a clean and sanitary condition and shall be responsible for the exercise of reasonable care in the proper use and operation of same.

(e) Care of facilities, equipment and structure. No occupant shall willfully destroy, deface, or impair any of the facilities or equipment, or any part of the structure of a dwelling or dwelling unit.

Section 12. Duties of Buildings Inspector

The Building Inspector is hereby designated as the officer to enforce the provisions of this ordinance and to exercise the duties and powers herein prescribed. It shall be the duty of the Building Inspector:

- (a) to investigate the dwelling conditions, and to inspect dwellings and dwelling units, located in the Town of Princeville, in order to determine which dwellings and dwelling units are unfit for human habitation, and for the purpose of carrying out the objectives of this ordinance with respect to such dwellings and dwelling units;
- (b) to take such action, together with other appropriate departments and agencies, public and private, as may be necessary to effect rehabilitation of housing which is deteriorated;
- (c) to keep a record of the results of inspections made under this ordinance and an inventory of those dwellings that do not meet the minimum standards of fitness herein prescribed; and
- (d) to perform such other duties as may be herein prescribed.

Section 13. Powers of Building Inspector.

The Building Inspector is authorized to exercise such powers as may be necessary or convenient to carry out and effectuate the purpose and provisions of this ordinance, including the following powers in addition to others herein granted:

- (a) to investigate the dwelling conditions in the Town of Princeville in order to determine which dwellings therein are unfit for human habitation;
- (b) to administer oaths and affirmations, examine witnesses and receive evidence;
- (c) to enter upon premises for the purpose of making examinations and inspections; provided, such entries shall be made in such manner as to cause the least possible inconvenience to the persons in possession; and
- (d) to appoint and fix the duties of such officers, agents, and employees as he deems necessary to carry out the purposes of this ordinance.

Section 14. Inspections, Duty of Owners and Occupants.

For the purpose of making inspections, the Inspector is hereby authorized to enter, examine, and survey at all reasonable times all dwellings, dwelling units, rooming units and premises. The owner or occupant of every dwelling, dwelling unit, or rooming unit, or the person in charge thereof, shall give the Inspector free access to such dwelling, dwelling unit, or rooming unit, and its premises at all reasonable times for the purposes of such inspection, examination, and survey. Every occupant of a dwelling for dwelling unit shall give the owner thereof, or his agent or employee, access to any part of such dwelling or dwelling unit, and its premises at all reasonable times for the purpose of making such repairs or alterations as are necessary to effect compliance with the provisions of this ordinance or with any lawful order issued pursuant to the provisions of this ordinance.

Section 15. Procedure for Enforcement.

- (a) Preliminary Investigation; Notice; Hearing. Whenever a petition is filed with the Inspector by a public authority or by at least five (5) residents of the Town of Princeville charging that any dwelling or dwelling unit is unfit for human habitation, or whenever it appears to the Inspector, upon inspection, that any dwelling or dwelling unit is unfit for human habitation, he shall, if his preliminary investigation discloses a basis for such charges, issue and cause to be served upon the owner of and parties in interest in such dwelling or dwelling unit a complaint stating the charges and containing a notice that a hearing will be held before the Inspector at a place therein fixed, not less than ten (10) or more than thirty (30) days after the serving of said complaint. The owner or any party in interest shall have the right to file an answer to the complaint and to appear in person, or otherwise, and give testimony at the place and time fixed in the complaint. Notice of such hearing shall also be given to at least one of the persons signing a petition relating to such dwelling. Any person desiring to do so may attend such hearing and give evidence relevant to the matter being heard. The rules of evidence prevailing in courts of law or equity shall not be controlling in hearings before the Inspector.
- (b) Procedure After Hearing. After such notice and hearing, the Inspector shall state in writing his determination whether such dwelling or dwelling unit is unfit for human habitation, and, if so, whether it is deteriorated or dilapidated.

If the Inspector determines that the dwelling or dwelling unit is deteriorated, he shall state in writing his findings of fact in support of such determination, and shall issue and cause to be served upon the owner thereof

an order directing and requiring the owner to repair, alter, and improve such dwelling or dwelling unit to comply with the minimum standards of fitness established by this ordinance within a specified period of time, not to exceed ninety (90) days. Such order may also direct and require the owner to vacate and close such dwelling or dwelling unit until such repairs, alterations, and improvements have been made.

If the Inspector determines that the dwelling is dilapidated, he shall state in writing his findings of fact to support such determination, and shall issue and cause to be served upon the owner thereof an order directing and requiring the owner to either repair, alter and improve such dwelling or dwelling unit to comply with the minimum standards of fitness established by this ordinance, or else vacate and remove or demolish the same within a specified period of time not to exceed ninety (90) days.

(c) Failure to Comply with Order.

- (1) In Personam Remedy. If the owner of any deteriorated dwelling or dwelling unit shall fail to comply with an order of the Inspector to repair, alter, or improve the same within the time specified therein, or if the owner of a dilapidated dwelling shall fail to comply with an order of the Inspector to vacate and close, and remove or demolish the same within the time specified therein, the Inspector shall submit to the Princeville Board of Commissioners at its next regular meeting a resolution directing the Town Attorney to petition the superior court for an order directing such owner to comply with the order of the Inspector, as authorized by G. S. 160A-446(g).
- (2) In Rem Remedy. After failure of an owner of a deteriorated dwelling or dwelling unit, or of a dilapidated dwelling, to comply with an order of the Inspector within the time specified therein, if injunctive relief has not been sought or has not been granted as provided in the preceding paragraph (1), the Inspector shall submit to the Princeville Board of Commissioners an ordinance ordering the Inspector to cause such dwelling or dwelling unit to be repaired, altered, improved, or vacated and closed and removed or demolished, as provided in the original order of the Inspector, and pending such removal or demolition to placard such dwelling as provided by G. S. 160A-643 and Section 17 of this ordinance.

(d) Appeals from Orders of Inspector. An appeal from any decision or order of the Inspector may be taken by any person aggrieved thereby. Any appeal from the Inspector shall be taken within ten (10) days from the rendering of the decision or service of the order, and shall be taken by filing with the Inspector and with the Zoning Board of Adjustment a notice of appeal which shall specify the grounds upon which the appeal is based. Upon the filing of any notice of appeal, the Inspector shall forthwith transmit to the board all the papers constituting the record upon which the decision appealed from was made. When appeal is from a decision of the Inspector refusing to allow the person aggrieved thereby to do any act, his decision shall remain in force until modified or reversed. When any appeal is from a decision of the Inspector requiring the person aggrieved to do any act, the appeal shall have the effect of suspending the requirement until the hearing by the board, unless the Inspector certifies to the board, after the notice of appeal is filed with him, that by reason of the facts stated in the certificate (a copy of which shall be furnished the appellant), a suspension of his requirement would cause imminent peril to life or property, in which case the requirement shall not be suspended except by a restraining order, which may be granted for due cause shown upon not less than one day's written notice to the Inspector, by the board, or by a court of record upon petition made pursuant to G. S. 160A-446(f) and subsection (e) of this section.

(e) Petition to Superior Court by Owner. Any person aggrieved by an order issued by the Inspector or a decision rendered by the board shall have the right, within thirty (30) days after issuance of the order or rendering of the decision, to petition the superior court for a temporary injunction restraining the Inspector pending a final disposition of the cause, as provided by G. S. 160A-446(f).

Section 16. Methods of Service of Complaints and Orders.

Complaints or orders issued by the Inspector shall be served upon persons either personally or by registered or certified mail, but if the whereabouts of such persons are unknown and the same cannot be ascertained by the Inspector in the exercise of reasonable diligence, the Inspector shall make an affidavit to that effect, and the serving of such complaint or order upon such person may be made by publishing the same once each week for two successive weeks in a newspaper, circulating in the Town of Princeville. Where service is made by publication, a notice of the pending proceedings shall be posted in a conspicuous place on the premises affected by the complaint or order.

Section 17. In Rem Action by Inspector, Placarding.

After failure of an owner of a dwelling or dwelling unit to comply with an order of the Inspector issued pursuant to the provisions of this ordinance, and upon adoption by the Board of Commissioners of an ordinance authorizing and directing him to do so, as provided by G. S. 160A-443(5) and Section 15(c) of this ordinance, the Inspector shall proceed to cause such dwelling or dwelling unit to be repaired, altered, or improved to comply with the minimum standards of fitness established by this ordinance, or to be vacated and closed and removed or demolished, as directed by the ordinance of the Board of Commissioners and shall cause to be posted on the main entrance of such dwelling or dwelling unit a placard with the following words: "This building is unfit for human habitation, the use or occupation of this building for human habitation is prohibited and unlawful". Occupation of a building so posted shall constitute a misdemeanor.

Each such ordinance shall be recorded in the office of the Register of Deeds in the county wherein the property is located, and shall be indexed in the name of the property owner in the grantor index, as provided by G. S. 160A-443(5).

Section 18. Costs, a Lien on Premises.

As provided by G. S. 160A-446(6), the amount of the cost of any repairs, alterations, or improvements, or vacating and closing, or removal or demolition, caused to be made or done by the Inspector pursuant to Section 17 of this ordinance shall be a lien against the real property upon which such cost was incurred. Such lien shall be filed, have the same priority, and be enforced and the costs collected as provided by Article 10, Chapter 160A of the General Statutes.

Section 19. Alternative Remedies.

Neither this ordinance or any of its provisions shall be construed to impair or limit in any way the power of the Town of Princeville to define and declare nuisances and to cause their abatement by summary action or otherwise, or to enforce this ordinance by criminal process as authorized by G. S. 14-4 and Section 21 of this ordinance, and the enforcement of any remedy provided herein shall not prevent the enforcement of any other remedy or remedies provided herein or in other ordinances or laws.

Section 20. Zoning Board of Adjustment to Hear Appeals.

All appeals which may be taken from decisions or orders of the Inspector pursuant to Section 15(d) of this ordinance shall be heard and determined by the Zoning Board of Adjustment. As the appeals body, the board shall have the power to fix the time and places of its meetings to adopt necessary rules of procedure and any other rules and regulations which may be necessary for the proper discharge of its duties. The board shall perform the duties prescribed by Section 15(d) and shall keep an accurate journal of all its proceedings.

Section 21. Conflict with Other Provisions.

In the event any provision, standard, or requirement of this ordinance is found to be in conflict with any provision of any other ordinance or code of the Town of Princeville, the provision which establishes the higher standard or more stringent requirement for the promotion and protection of the health and safety of the residents of the Town of Princeville shall prevail.

Section 22. Violations; Penalty.

It shall be unlawful for the owner of any dwelling or dwelling unit to fail, neglect, or refuse to repair, alter, or improve the same, or to vacate and close and remove or demolish the same, upon order of the Inspector duly made and served as herein provided, within the time specified in such order, and each day that any such failure, neglect, or refusal to comply with such order continues shall constitute a separate and distinct offense. It shall be unlawful for the owner of any dwelling or dwelling unit, with respect to which an order has been issued pursuant to Section 15 of this ordinance, to occupy or permit the occupancy of the same after the time prescribed in such order for its repair, alteration or improvement or its vacation and closing, and each day that such occupancy continues after such prescribed time shall constitute a separate and distinct offense.

The violation of any provision of this ordinance shall constitute a misdemeanor, as provided by G. S. 14-4.

Section 23. Severability.

If any provision of this ordinance is for any reason held to be invalid or unconstitutional by any court of competent jurisdiction, such provision shall be deemed a separate, independent provision and such holding shall not affect the validity of any other provision hereof, and to that end, the provisions of this ordinance are hereby declared to be severable.

EXHIBIT 2
REHABILITATION PERFORMANCE STANDARDS

The following Rehabilitation Performance Standards will govern all rehabilitation work performed. They consist of three (3) parts:

(1) The General, which provides general standards for all work;

(2) A list of Electrical Standards, which will apply to electrical work, as by power or the

use of electrical equipment;

(3) The Protective Equipment to be used in

REHABILITATION PERFORMANCE STANDARDS

It is intended that these standards be used in the event of contradictions between the Standards and other existing or applicable State Codes, the higher standard to be applied.

It must be stressed that all rehabilitation is to be performed in a workmanlike manner, with regard to the protection standards except where conditions make this impossible, and in that case, to the highest practical standard of quality.

EXHIBIT 2
REHABILITATION PERFORMANCE STANDARDS

The following Rehabilitation Performance Standards will govern all rehabilitation work performed. They consist of three (3) parts:

- (1) The "Introduction" which provides general standards for all work;
- (2) A list of 82 specific Standards, which will apply to specific items when referenced by number on the Work Write-Up and Bid Sheet; and
- (3) Fire Protection Standards for materials used in rehabilitation work.

If internal contradictions are found in the Standards, or contradictions between the Standards and the Town's Housing Ordinance or applicable State Codes, the highest and strictest standard is to apply.

It must be stressed that all rehabilitation is to be performed in a workmanlike manner; this means to new construction standards except where conditions render this impossible, and in that case, to the highest practical standard of quality.

REHABILITATION PERFORMANCE STANDARDS

INTRODUCTION

Section A

GENERAL CONDITIONS

- I. SCOPE of the work shall include all labor, materials, equipment, permits, drawings and service necessary for the proper completion of the rehabilitation of the property identified in the "WORK WRITE-UP".
- II. THE WORK WRITE-UP shall take precedence over this Basic Specification and when in conflict, the material, equipment or workmanship called for in the "work write-up" will be provided.
- III. THE DRAWINGS of floor plans, if any, are diagrammatic only, illustrating the general intention of the owner; they do not show all of the work required, exact dimensions, or construction details.
- IV. CHANGES IN THE WORK, including substitutions of materials, change in the scope or workmanship required by these specifications, which may be proposed by the Contractor, or found necessary or desirable as the work progresses, shall be in writing with price change given, and shall be approved by both the Contractor and the Owner before any work incidental thereto is started. In cases where the work is to be financed by an FHA insured mortgage, all change orders must also be approved by the FHA before the change is made.
- V. WORKMANSHIP shall be done in accordance with the standards of the several trades known as a "workmanlike manner."
- VI. MATERIALS shall be new, in good condition, and of standard grade unless otherwise agreed to in writing before their delivery to the job.
- VII. REPAIRS shall be made to all surfaces damaged by the Contractor resulting from his work under this contract at no additional cost to the Owner.

Where "repair of existing work" is called for by the contract, the feature is to be placed in "equal to new condition" either by patching or replacement; all damaged or loose, or rotted parts shall be removed and replaced and the finished work shall match adjacent work in design and dimension.
- VIII. INSPECTION OF THE WORK during normal working hours by authorized inspectors shall be permitted by the Contractor, and the work shall be subject to the inspector's approval and acceptance.

IX. SUB CONTRACTORS shall be bound by the terms and conditions of this contract insofar as it applies to their work, but this shall not relieve the General Contractor, if such a one is awarded the contract, from the full responsibility to the Owner for the proper completion of all work to be executed under this agreement, and he shall not be released from this responsibility by any subcontractural agreement he may make with others.

X. BIDS OR PROPOSALS will be submitted at the Bidder's risk and the Owner reserves the right to reject any or all bids or proposals.

XI. BUILDING CODES - All work to be done shall be subject to the regulations of the Local Building Codes as may be interpreted by the Building Inspection Department.

XII. CLEAN UP and removal from the site of all debris and waste materials resulting from his work, shall be the responsibility of the Contractor who will, upon completion of his work, leave the premises in broom clean condition.

XIII. TRADE NAMES are used in the basic specification to establish quality and type of material required; exact material to be used on a specific property will be described in the "work write-up" for the particular property.

XIV. ADJACENT PROPERTY - When adjacent property is affected or endangered by any work done under this contract, it shall be the responsibility of this Contractor to take whatever steps are necessary for the protection of the adjacent property and to notify the owner thereof of such hazards.

REHABILITATION PERFORMANCE STANDARDS

Section B

DEMOLITION - CONCRETE - MASONRY

I. DEMOLITION of all parts to be removed shall be done in a safe, orderly fashion, taking care to avoid damage to parts which are to be left in place. All debris shall be removed from the premises as it is generated and shall not be allowed to accumulate.

II. CONCRETE WORK

- A. The concrete mix shall be one part Portland cement, two parts clean washed sand, and five parts clean gravel by volume. The water shall not exceed $7\frac{1}{2}$ gallons per bag of cement.
- B. No concrete shall be poured when the temperature of the surrounding air is below forty degrees F.
- C. Yard pavement shall be 4" thick with a float and broom finish.
- D. Floors shall be 4" thick with a steel trowel finish.

III. MASONRY

- A. Mortar shall consist of a mixture manufactured especially for this use and combined with proper proportions of sand and water as per manufacturer's specifications.
- B. No masonry work shall be done when the temperature of the surrounding air is below forty degrees F.
- C. All joints shall be completely filled with mortar.
- D. All brick stone or block used shall match adjacent work and samples shall be approved by the Owner or his Agent before starting the work, unless the work is to be painted or covered.
- E. Soft type brick shall not be allowed.
- F. Tuck pointing shall be done only after the joints have been raked out to a minimum depth of $\frac{1}{2}$ " and wetted.
- G. All damaged, loose or soft brick, in area to be rebuilt, must be removed until sound brickwork is encountered.
- H. New brick patches shall be toothed into and match in size, joints, and bond, the existing work.
- I. Face brickwork shall be tied to back-up work with headers let into existing back-up wall as required.

Section C

CARPENTRY

I. FRAMING LUMBER shall be kiln dried, No. 2 dimension, Douglas Fir, construction grade; or, Southern Yellow Pine No. 2.

- A. Allowable spans for floor, roof, and ceiling joists shall be specified in the FHA Minimum Property Standards, Appendix B.
- B. Bearing partition stud walls shall not be less than 2" x 4" studs, set with long dimension perpendicular to the wall, 16" on center.
- C. Joist spacing shall be no more than:

24" on center when 25/32" flooring is to be installed at right angles to the joist over diagonal subflooring; or, 16" on center when 25/32" flooring is to be applied directly to the joist; or, 16" on center when any lesser thickness of finish flooring is to be laid over a subfloor.
- D. Notching and cutting of structural members shall not be done without the approval of an authorized inspector.

II. SUB-FLOORING may be plywood or common boards.

- A. Plywood shall be Douglas Fir, Southern Pine, or Group 1. of Western softwood; 3/8" where 25/32" finished flooring is to be laid; 5/8" where resilient flooring is to be laid and joists are not over 16" on center.
- B. Nail plywood subfloor to joist at each bearing with 8d common or 6d threaded nails spaced 6" on center along all edges and 10" on center along intermediate members.
- C. Install plywood with outer plies at right angles to the joists and staggered so that the end joints in adjacent panels bear on different joists.
- D. Common boards used as subflooring shall be not over 8" wide or less than 3/4" thick when laid on joist spaced 16" on center.
- E. Nail boards with 8d common nails or 6d threaded nails, providing two nails in 4" and 6" boards and three nails in 8" boards.

III. SHEATHING shall be as specified under "Subflooring" except the plywood shall be of exterior type or structural interior type.

Fiberboard sheathing shall comply with ASTM C-208 Class E of LLL-I-535 Fiberboard.

Sheathing shall be asphalt impregnated or asphalt coated to render it water resistant but vapor permeable.

IV. UNDERLayment - See Item 66.

Nail underlayment with cement coated, rosin coated or ring grove nails placed on 4" centers on all edges and over the face of each piece.

V. FINISH FLOORING may be wood, or resilient material as called for on the "Work Write-Up."

A. Strip Wood Flooring

<u>Material</u>	<u>Minimum Thickness</u>	<u>Maximum Thickness</u>
Hardwood	Over subfloor 5/16" direct to joists 25/32"	2 $\frac{1}{4}$ "
Softwood	25/32"	3 $\frac{1}{4}$ "

(1) Nailing - Nails shall be as recommended by flooring manufacturer, Blind nail T&G flooring, driving nail at an approximate angle of 50 degrees. Space nails every 10" to 12" o.c. Face nail 5/16" square edge flooring two nails every 8", countersinking nails and filling nail holes.

B. Resilient Flooring - See "Work Write-Up" for the type, color and pattern of resilient flooring. Asphalt tile 1/8" minimum thickness, vinyl asbestos tile minimum thickness 1/16". Resilient flooring shall be laid in exact accordance with the recommendations of the manufacturer.

VI. FINISH LUMBER shall be of a species suitable for its intended use, kiln dried #1 dimension, free from tool marks and other objectionable defects.

A. Interior Trim, unless otherwise specifically called for, shall match existing adjacent or adjoining work in design and dimension.

VII. DOORS where required by the "Work Write-Up" shall be:

A. 1 3/4" minimum thickness for exterior openings and 1 3/8" minimum thickness for interior openings.

B. Of stock sizes and design unless "Work Write-Up" calls for them to match existing doors or openings.

C. Of solid wood, flush panel, 1 3/8" thick.

D. Taken to mean the installation of the jamb, casing (both sides), butt hinges, lock set and door; and any required repairs to the adjoining surfaces. All wood work and repaired adjoining surfaces to be finished as per "Work Write-Up".

CARPENTRY (Continued)

VIII. DOOR UNIT (INTERIOR) shall mean the installation of the jamb, casing (both sides), butt hinges, lock set and door; and any required repairs to the adjoining surfaces. All woodwork and required adjoining surfaces to be finished as per "Work Write-Up".

IX. HARDWARE shall be put in operable condition or provided with:

- A. Interior doors shall be installed with two butt hinges 3 1/2 X 3 1/2 and passage lock sets.
- B. Bathroom or toilet compartment doors shall be provided with privacy lock sets.
- C. Closet doors shall be provided with "closet lock" sets.
- D. All exterior doors shall be hung on three, 3 1/2 X 3 1/2 butt hinges and shall be provided with a passage lock set. Storm or screen doors shall have a safety door check.

X. WINDOW frames, sill, sash, trim, and hardware shall match existing work in design and dimension unless otherwise specified.

- A. Where sash counter-balances are to be replaced, chain is to be used, not sash cord.
- B. Positive locking devices shall be provided on all windows which are accessible from the exterior without using a ladder.

XI. EXTERIOR CORNICES shall be repaired, removed or replaced as called for in the "Work Write-Up."

- A. Cornices to be repaired shall have all rotted or deteriorated parts removed and replaced with new parts matching original work.
- B. Where cornices are to be removed, the "Work Write-Up" will describe the treatment of the wall exposed by such removal.
- C. Where a new cornice is called for in the "Work Write-Up", it shall be composed of a minimum of three moulded members, a plain fascia, a soffit, and a frieze which will be shown on a detailed drawing attached hereto.

XII. LINEN CLOSET - Each required linen closet shall have a minimum:

- A. Depth - 14"
- B. Width - 18"
- C. Number of shelves - five, spaced 12" on center. The bottom shelf shall be between 18" to 24" above the floor and the top shelf shall be not over 74" above the floor.

CARPENTRY (Continued)

- D. Construction - 2" X 3" studs (3" way) 16" on center - 1/2" sheetrock both sides applied, as per item #3 Wallboard, as specified in Section D.
- E. Door and Hardware - as per items #7 and #8, pages CC and CD.

XIII. CLOTHES CLOSET - Each required clothes closet shall a minimum:

- A. Depth - 2 feet clear - inside dimension.
- B. Width - 3 feet clear - inside dimension.
- C. Construction - 2" X 3" studs (3" way), 16" on center, 1/2" sheetrock both sides applied as per item #3 Wallboard, Section D.
- D. Door(s) (hinged) - up to 4' closet width, minimum width 2', 6'6" height, 1 3/8" thick. Note: Over 4' closet width - requires double doors; over 4' to 5' closet width - minimum 3' framed opening; over 5' to 6' closet width - minimum 4' framed opening. Note: Folding doors subject to approval of this office.
- E. Hardware - as stated per item #8 Hardware.
- F. Height - Enclosing walls shall extend from the floor to the ceiling.
Hanging space (1) minimum - adequate to permit 5' clear hanging space; (2) maximum - shelf shall not be 74" above the floor of room.
- G. Shelf and Rod - Minimum of one shelf and rod with at least 8" clear space above shelf. The center of the rod shall be a minimum of 2" from the bottom of the shelf. Shelf - minimum width shall be 12" nominal dimension - shelf and rod over 4' in length shall have a center support.

Section D

STUCCO, PLASTERING AND WALLBOARD

I. STUCCO

- A. Mortar for all applications shall consist of one part of Portland Cement to not less than 3 nor more than 5 parts of damp loose aggregate by volume. Hydrate lime may be used but shall not exceed 10% by weight nor more than 25% by volume of the cement used.
- B. The temperature of the surrounding air shall not be less than 40 degrees F. during application and for at least 48 hours thereafter.
- C. Surfaces to be stuccoed shall be covered with 3.4 per sq. yard metal lath lapped at end and sides a minimum of 1" and nailed 16" o.c. vertically and 6" o.c. horizontally.
 - (1) Wood surfaces are to be covered with 15 lb. felt prior to application of the metal lath.
- D. Apply in 2 or 3 coats; the final coat shall not be applied sooner than 7 days after the preceding coat. Before applying the final coat, the surface shall be dampened evenly to obtain uniform suction.
 - (1) Apply 2 coats on masonry to a minimum thickness of 5/8".
 - (2) Apply 3 coats over wood surfaces to a minimum thickness of 7/8".

II. PLASTERING

- A. Gypsum plaster materials shall be standard commercial brands.
- B. Mix - Mix and application of Gypsum Plasters shall be in accordance with ASA No. A42.1, American Standard Specifications for Gypsum plastering.
- C. Application - Apply plaster in 3 coats or in 2 coats double up work - minimum thickness 1/2".
- D. Gypsum lath shall be applied with long dimension across supports and with end joints staggered.
 - (1) Nailing - Nail with 12 or 13 gage lathing nails 3/8" heads with nails spaced not more than 4" on center with a minimum of 4 nails in each lath. Use 6 nails for 24" wide lath. Length of nail shall be that which will provide at least 1" penetration in horizontal supports and 3/4" penetration into vertical supports.

STUCCO, PLASTERING AND WALLBOARD (Continued)

- E. Gypsum lath shall not be used as a base for Portland Cement Plaster.
- F. Wood lath - Existing wood lath shall be securely nailed and wetted down prior to applying plaster.
- G. Metal lath shall be applied according to manufacturer's directions, whether used for patching or new work.

III. WALLBOARD shall be Perf-A-Tape joint Gypsum Board, carefully fitted and sized prior to nailing in place.

- A. Nails shall be driven with their shanks perpendicular to the face of the board and seated below the surface of the board without breaking the paper, in accordance with the following schedule:

<u>SIZE</u>	<u>CEILING</u>	<u>SIDE WALLS</u>	<u>TYPE OF NAIL</u>
3/8" & 1/2"	7" o.c.	8" o.c.	1 1/4" GWB Annular ring Flat head 1/4"
5/8"	6" o.c.	7" o.c.	1 7/8" 6d cem. coat. Cooler type.

- B. Perf-A-Tape mix shall comply with the recommendation of the manufacturer. A minimum temperature of 55 degrees F. shall be maintained in the room where the work is done until the cement is completely dry.

C. Perf-A-Tape Application - Follow manufacturer's directions.

- (1) Over joints the tape shall be embedded in cement and covered with a layer of cement; a second and third coat shall be applied.
 - Each coat shall be dry before applying the next coat.
 - Each coat shall be feather-edged and extended beyond the previous coat, approximately 2".
 - The finish coat shall be sanded lightly and any imperfections filled in prior to any painting or decorating.
- (2) Over nails - check to see that all nails have been driven so that their heads are below the surface of the board, leaving a dimple in the surface without breaking the paper.
 - Cover nails with 3 applications of cement, allowing time to dry between each coat.
 - The final coat shall be sanded lightly before application of paint or other decoration.

STUCCO, PLASTERING AND WALLBOARD (Continued)

(3) Inside corners shall be reinforced with a quarter round wood moulding or with tape imbedded in cement finished as specified "Over Joints", paragraph (1) above as selected by the Owner in the "Work Write-Up".

(4) Outside corners shall be protected by wood moulding, metal moulding, or metal corner reinforcement as selected by the Owner in the "Work Write-Up".

- Metal corner reinforcement shall be finished as specified "Over Joints", with two coats cement.

D. Patching of stucco or plaster, when called for in "Work Write-Up" shall be meant to include the removal of all loose material encountered until sound construction is reached, including the removal of rotted or deteriorated lath.

Section E

PAINTING AND DECORATING

I. PREPARATION OF SURFACES

- A. Wood surfaces to be painted shall be cleaned by best means possible to remove and scaly paint and rough spots. Where previous paint coats have chipped and peeled, the edge shall be sanded down to obtain a smooth surface before new paint is applied.
- B. Plaster or Wallboard surfaces to be painted or papered shall be sound, smooth and free from holes, cracks, or irregularities.
 - All old wallpaper shall be entirely removed unless otherwise specifically noted in the "Work Write-Up".

II. MATERIALS (PAINT)

- A. All paint and other finished materials shall be of good quality, such as Pittsburgh, Sherwin-Williams, Benjamin Moore, or approved equal.
- B. All paint shall be delivered to site in manufacturer's sealed containers. Each container shall be labeled, giving manufacturer's name, type of paint, color, and instructions.
- C. Paint application shall be per "Work Write-Up" and shall be a minimum of one (1) coat on old work and three coats on new work to all surfaces and visible edges. The top and bottom edges of doors shall be covered with a minimum of one (1) coat. All paint applications shall be in exact accordance with the manufacturer's directions.
- D. No paint shall be applied until all nail holes have been puttied and all defects in wood work have been eliminated by the insertion of dutchmen or complete replacement of the damaged part.

REHABILITATION PERFORMANCE STANDARDS

Correlated with WACS (Write-Up and Costing System)

1. WALKS

All access walks shall provide permanent, all-weather access and shall be safe, durable and economical to maintain. On all properties access to rear yard outside the structure shall be required. Minimum width of mainwalk shall be 3', of service walk 2'. Grade shall not exceed 5% (5/8" per foot). Expansion and contraction joints in cement walks shall appear at all intersections with other cement features and at approximately 4' intervals. Cement mix shall not contain less than 5 sacks of cement per cubic yard and mixing water shall not exceed 7 1/2 gallons per sack resulting in a compressive strength of not less than 2,000 P.S.I. No additives are permitted.

2. DRIVEWAYS

Driveways shall be of hard-surface material restored to safe and lasting use either as off-street parking (behind the building line) or as access to a parking facility in the rear. Recommended minimum width is 8'. A ribbon driveway of minimum width of 2' per ribbon, 5' o.c. is acceptable. Material shall be minimum of 4" concrete with wire mesh and contraction joints at 10' intervals, or black top with minimum 4" compacted crushed stone (gravel) and minimum 1 1/2" compacted bituminous concrete F35 mix or other similar ingredient.

3. GARAGE PAD

Material shall be 4" concrete with wire mesh to include 4" X 4" curb with anchor bolts spaced 8' o.c. Concrete floor shall be steel trowelled smooth and pitched from rear to front.

4. YARD AREA

Front, side and rear yards shall be left free of debris, holes, or obstructions presenting a safety hazard to occupants. Attention shall be paid to the grading adjacent to permanent structures so as to assure drainage away from foundations or supportive structural members at a grade of not less than 2% per 25' or more. Whenever financially feasible, ground cover in the form of sodding or seeding should be provided. Diseased shrubs and trees should be removed and holes caused by such action filled to surface level. Wherever possible a suitable site for refuse receptacles should be provided at a reasonable distance from the structure and readily accessible to public sanitation service. Any such facility shall be placed on a concrete or blacktopped pad.

5. FENCES

Existing deteriorated or broken fencing shall be removed. New fencing shall not be lower than 48" and not higher than 72". Chain link fences shall be of not less than gauge 9 wire with 2" mesh, and 2" OD line post in 30" deep concrete not more than 10' apart. Corner and pull posts shall be 2' OD set in 36" of concrete.

5. FENCES (Continued)

If wood fences are installed, all posts shall creosote coating up to a minimum of 8" above ground. Gates for walks or driveways may be made of wood or metal. If made of metal, posts for single gates up to 4' width shall measure 2 1/2" OD, up to 8' width, 3" OD.

6. GARAGES, STRUCTURAL

Exterior wood surfaces - trim, fascia, soffits, door and window frames, siding, porch structures - shall be examined for deteriorated or missing parts, especially where heavy and repeated coats of paint may hide earlier defects. Defective sections shall be replaced as a whole whenever the deterioration exceeds approximately 25% of the items in question. Lesser defects may be repaired if this will restore the section to lasting soundness. Where an existing garage shows structurally sound walls that have slanted from their vertical position by not more than 5 degrees due to slippage or roof pressure, they may be straightened (plumbed-up) provided there exists (or is installed) an acceptable wall plate or slab surface supporting such wall. In all such cases, proper repair or replacement of defective or dislocated roof framing must be included in the work. Where replacement of studding is called for, doubling up may be considered an acceptable alternate at the option of the Contractor. This will not be permitted in case of defective wall plates. Performance of work on garage roof will be guided by data listed under Item #51-58, (Main Roof).

7. GARAGE DOORS

Where a swing-type main door is serviceable it may be repaired; if replacement is needed, an overhead door shall be provided in its place complete with lock and braking mechanism. New overhead doors of 15' or wider shall have torsion bar.

8. SERVICE DOORS (GARAGE)

These doors should be a minimum of 1/38" thickness, and have locking device.

9. GARAGE FLOOR

Floors must be hard-surfaced. (see #3).

10. GARAGE PAINTING

There is no requirement for interior paint; exterior wood surfaces shall be covered with suitable preservative to prevent deterioration. Also, see #28.

11. GARAGE ELECTRICAL

Any replacement or installation of electrical items shall conform to applicable City Codes. Where feasible, front area should be illuminated by spotlight from rear of main structure connected to inside switch.

12. GROUND DRAINS

Existing drains should be cleaned out and provided with permanently affixed drain cover where exposed. Any hard-surfaced areaway leading to the main structure below ground level shall have a sewer-connected drainline with affixed strainer.

13. FOUNDATION WALLS

Such walls shall always be kept in a condition that will deny access to rodents, vermin, and water. This will be accomplished by cementing all holes and pointing up all cracks. Missing or disintegrating portions shall be replaced with stone or masonry material. Special attention may be needed around and below basement windows, service doors, and corners where sill beams or header joists meet. Painting of foundation walls shall not be a substitute for tuck-pointing. Ground at foundation base must be slanting away from walls at all points. Where conditions indicate moisture or seepage into basement, outside of foundation walls should be treated with synthetic resin base coating such as TEMPCO #145; such coating should be applied over entire surface (joints and cracks) after all cracks are pointed. Ventilating slats in crawl space areas shall be covered by wire mesh to prevent rodent infestation.

14. WINDOW WELLS

In window wells, satisfactory drainage shall be provided by the presence of a minimum of 8" gravel below the well bottom, by installation of a sewer connected drain pipe or by a "French drain" where porous soil at footing level assures proper dispersal.

15. BASEMENT WINDOW FRAMES

Frames, including window sills, shall be structurally intact and fitting the sash on all sides. Sill deterioration may be corrected by application of "flash-patch". Openings between frame and foundation walls shall be sealed permanently. In the absence of a water table, sills should be slanted towards the ground.

16. BASEMENT SASH

All basement window sash shall be fully glazed and operable from inside.

17. WINDOW GUARDS

Screens on basement windows are not mandatory but, where existing, must be without defects. They may be permanently affixed without hampering operation of sash. Where grills are existing or installed, they must be firmly attached to the frame or foundation walls; they may not swing out over a service walk.

18. PORCH ROOF

See #43-46 (Main Roof).

19. PORCH FLOORS

Porch floors are usually defective at the ends facing the grounds. This may be corrected by cutting out such boards beyond the nearest joist and replacing these sections. Where over 50% of the floor area is deteriorated, complete replacement is indicated. Where floors meet the walls of the main structure, a toe or shoemold should be provided. Where painting is required, any raw or splintered surface sections shall be first scraped or sanded. All wooden porch flooring shall be "back-primed" on all surfaces before installation.

20. PORCH CEILING

New installation may be applied over existing material after removal of rotted sections. If plywood is used, it shall be exterior grade, minimum 3/8", and tightly jointed or trimmed at joints.

21. PORCH COLUMNS

Any treatment of columns will include plates and base blocks. Brick columns may need tuckpointing which should be entered under this item.

22. PORCH GUARDRAILS

All guardrails should be firm and well anchored. Where surface (especially on top rails) is cracked or worn, a wood filler or flashpatch may be used without replacing a structurally sound member. Spindles should be well secured or else refastened or replaced. Raw or splintered parts shall be scraped or sanded before painting.

23. PORCH JOISTS

Wherever indications of weak floor and ceiling joists are noticeable they should be examined. Additional support may be provided by doubling up, adding of joists where distance between existing members is excessive, or shoring up long spans with block or brick piers set in concrete. (See also, Item #82).

24. PORCH TRIM

Trim on porches does not include exterior trim of doors or windows opening up onto porch. It does include all woodwork not heretofore quoted such as, fascia and skirt boards, soffits, frieze, cornice mold, etc. Evidence of rotting, especially at corner sections, should be treated carefully, usually by sectional replacement. No painting over deteriorated trim shall be allowed. Attention may be paid to new products such as geon or solid vinyl trim that greatly surpass wood in upkeep and duration. Where exterior plywood is used, minimum 3/8" thickness is required. All new trim shall be primed as soon as possible.

25. PORCH PIERS

Supporting piers shall be placed on concrete footing. Existing masonry piers shall be without cracks or holes. For tuckpointing instructions, see Item #29. For new piers, see Item #83.

26. PORCH STEPS

Repair of wooden porch steps should only be used where deterioration or defects are minor; otherwise, replacement of individual treads or risers is indicated. Tuckpointing of brick or other masonry material shall be done in a neat and careful manner without leaving residual material on the surface adjacent to cracks or holes. Wooden steps shall rest on concrete or block footings. Minimum width of treads shall be 3', minimum depth 11". Risers shall not be lower than 7 1/2". All treads in one set of stairs shall be of same depth, all risers of the same heights.

27. PORCH HANDRAILS

All porch stairs with more than four (4) risers shall have a minimum of one handrail made of wood or metal, firmly secured on both ends.

28. PORCH PAINTING

All paint shall be of good quality, such as Pittsburgh, Sherwin-Williams, Benjamin Moore, or equal; from original containers. Before painting, knots, holes and cracks shall be prepared with sealers or fillers. All surfaces shall be free of peelings, splinters or scales. Porch floors, decks and steps shall receive one coat of primer and two coats of floor or deck enamel designated for exterior use. Color and texture selection must have owner's advance approval. Paint for masonry surfaces should contain a water resistant component. "Painting" always includes all trim. No lead-base paint is permissible. See also, INTRODUCTION - Section E.

29. EXTERIOR MASONRY WALLS

Missing or heavily damaged portions of exterior walls shall be replaced or rebuilt with same material as the remaining component. Damaged or deteriorated surfaces shall be cleared of loose parts - especially in mortar joints - and filled with proper and durable material (Mortarfix). Cracks in bricks or blocks and bulges in excess of 1/2" shall be treated as structural deficiencies, meaning replacement rather than repair. This should not apply to cracks caused by early settlement where careful tuckpointing should be sufficient. Block or stone walls may be covered with stucco or heavy textured paint. In case of chemical treatment, all mortar joints must first be examined and, where deteriorated, cut out and refilled; where porches are to be removed, exposed junctions with the main structure, should be treated to match adjacent wall sections. Where regular mortar mix is used, the prescribed quality shall be "Brixment" A.S.T.M.G. 270, load bearing concrete block A.S.T.M. - C 129. See INTRODUCTION, Section B.

30. SIDING

Where individual boards or sections have decayed, they shall be cut out and replaced. When deterioration exceed 30% of a specific side of the dwelling, complete re-siding is recommended. Before any kind of siding is installed, openings in the existing surface of the wall (holes, cracks) must be first be filled or sealed. Similarly, any decaying or rotted material should be removed prior to siding over such areas. Aluminum siding shall be free of nicks or bulges and all trim sections must be tightly fitting and permanently secured to prevent entry of moisture or heat loss.

31. EXTERIOR TRIM

Replacement of trim sections shall be done with the same material as existing on the structure - except for soffits where exterior grade plywood or aluminum may be substituted. Deterioration of (wood) trim may be expected particularly at corners around roofs, and porches.

32. EXTERIOR PAINTING

Any new material installed shall receive a sealer or primer coating prior to any painting. Such coating shall not be considered as a "coat of paint" where 1 or 2 coats of paint are specified for such surfaces. No painting over deteriorated trim or siding shall be permitted. Also, see No. 28 for further instructions. Any sealer or primer must be used in the consistency prescribed on the label or in Manufacturer's instructions. See INTRODUCTION, Section E.

33. EXTERIOR WOOD STAIRS

All exterior stairs leading to floors above ground level must be in good condition to secure safe access to all parts of the structure they serve. Any framing lumber used on the exterior shall be new, without cracks or excessive number of knots or holes. All such stairs shall have handrails on both sides.

34. METAL STAIRS

No corroded, cracked or broken components shall be permitted to remain. Surfaces to be walked on shall be of a design that will prevent or reduce slipping under ice or snow condition.

35. MAIN ENTRY (DOORS)

Exterior doors shall be of Standard Stock Ponderosa Pine or equal (Type #1) quality with solid core thickness of not less than 1 3/4". They must be weathertight and have a closely fitting wood or metal threshold. All exterior doors shall include 3 butts, a safety lock and, wherever feasible, an outside light fixture connected to an inside wall switch. A new frame shall include jambs, casing and threshold. Any openings around door frames shall be carefully filled with solid material.

36. SERVICE DOORS

Such doors, providing a secondary access to premises shall meet the same requirements as main entry doors under Section 35 except for the minimum thickness that may be 1 3/8".

37. STORM DOORS

All such doors, where newly installed and metal, shall be combination storm and screen doors equipped with mechanical closing device. The screen sections must be without torn or missing mesh.

38. OPENINGS

Preparations for opening up exterior walls for the proposed installation of doors or windows must proceed with precaution against severing plumbing, heating or electrical connections imbedded in such walls. No opening shall be left overnight without temporary safe cover. Where existing openings are to be closed permanently, this should be done with material conforming to the rest of the adjacent outside wall. New siding over closed-off space shall be staggered and all newly closed areas should be insulated from within.

41. WINDOWS (EXTERIOR TREATMENT)

As to matters of structural concern, see Section 38. Special attention shall be paid to deteriorating sills and frames. Since their condition is not always noticeable from the outside (upper floors, obstructions), determination will be made during interior survey and needed work on the outside shall be entered under Section 71. Defective sills may be treated with "flash-patch" in preference to metal cover or replacement. Frames shall be replaced where deterioration goes beneath the surface and affects the structural soundness of the window. All frames shall be carefully caulked to prevent heat loss and access to vermin or moisture. Cracked window panes shall be replaced even if the crack is minor. Damaged or badly-cracked putty shall be removed before re-puttying. Where only parts of the sash have deteriorated, the entire sash unit shall be replaced. Screens with holes or torn mesh must be replaced. All windows above the basement shall have aluminum screens. (See #17).

43-46 ROOFS

Structural members of any roof (main, porch, addition, bay) such as, ridge boards, rafters, joists, leaders, collar beams and braces showing defects or deterioration shall be reinforced or replaced. Replacement of sheathing shall be 3/4" wood board or structural plywood. Instead of replacing built-up roofing an approved plastic or similar sealer foam spray may be substituted. Where replacement of gable or built-up roofing is called for, existing roofing material shall first be removed except where it consists of one prior application (in which case its removal is optional). Unless specifically authorized, no shingle roofing shall be installed over slate or tile at any time or place. All new roofing shall have an economic life of not less than ten (10) years covered by a manufacturer's warranty for the materials used.

43-46. ROOFS (CONTINUED)

Asphalt shingles shall be 235 lb., 3 tab Johns-Manville or equal with Class "C" label. Slate shall have minimum thickness of 3/16" over #30 asphalt-saturated felt underlayment. Nails must be corrosion-resistant and of a size prescribed by Manufacturer's specifications.

Fire and parapet walls, chimneys, flue tops and vents shall be examined and repaired where needed. Masonry parts shall be tuckpointed. All exposed flashing shall be copper or #26 gage galvanized sheet metal. Minimum width of flashing shall be 24" for up to a 4/12 pitch, 18" for up to a 7/12 pitch and 12" for any steeper pitch.

Where replacement of roofing is called for, it will always implicitly include all pointing, caulking, coping and flashing needed to provide complete replacement of all parts and functions customarily considered as "roofing". Such details need not be specifically mentioned in the write-up for the job.

Gutters and downspouts shall be of #26 gage galvanized sheet metal or aluminum with a minimum of 5" diameter for gutters and 4" for downspouts. Hangers shall be spaced not more than 4' apart. All replacement of gutters shall be in O.G. or half round type. Where connected to an underground drain, installation of a basket strainer at the head of each downspout is recommended. Where downspouts cannot be connected to an underground drain they should be opened over concrete splash-block subject to consent of code authorities.

47. BASEMENT STEPS (INTERIOR)

These are usually "Open Stairs" without sidewalls and built of unfinished lumber, often without risers. Standards covering width and depth of treads, distance between treads and headroom are applicable to basement stairs (see #26 for measurements, #57-60 for other measurements). Special attention should be paid to structural safety, need for support posts and adequate handrails on both sides (where open).

48. BASEMENT FLOORS

No dirt floor shall be permitted. Concrete floor should present a continuous - though not necessarily perfectly level - smooth surface without cracks, holes or disintegrated patches of material. Unused wells should be filled level with the floor. No resurfacing over loose or disintegrated sections is permitted. All floor drains must be in good working order. Unexcavated sections or open bulkheads shall be separated from regular basement area by permanent retaining wall or solid partition (masonry or studded frame).

49. FOUNDATION WALLS (INTERIOR)

These walls inside basements shall be free of holes and seepage. This will usually be accomplished by pointing up holes or cracks and by the use of a waterproofing compound. Before application of any waterproofing compound, all scales and deteriorated material must be removed (wirebrush). Waterproofing compound should contain Acryl 60 additive, or be an approved waterproofing masonry paint (Moore #337.01 or equal).

50. STRUCTURAL (INTERIOR)

Basements shall not contain any habitable facilities accountable as minimum requirements for the dwelling. Sanitary installations must conform to all applicable codes. Frame or makeshift partitions shall be removed wherever possible except where they provide storage facilities or laundry area. Defective or deteriorated ceiling covers - other than regular, permanent ceiling material - shall be removed. Structural soundness of all beams, joists and posts shall be ascertained or restored by proper treatment. All masonry or wood posts or columns must be placed on cement. Sagging beams or joists shall not be jacked up if they contain lateral cracks or decayed parts in which case replacement is indicated. Supportive members under metal or wooden beams (such as, foundation or piers) must be of, or restored to, sound condition so as to prevent further decay or slippage. Wooden posts supporting load-bearing beams should not be less than 6" X 6", others (supporting stairs or landing) 4" X 4".

51. CHIMNEYS IN BASEMENT

Chimney section in basement shall be in sound condition. Any openings for flue connections shall be thoroughly cemented to the pipes or conducts. Unused openings shall be safely and permanently closed up.

52-53. PLUMBING

All existing and new plumbing shall comply with local codes; violations, even if not specifically cited in work write-up, shall be corrected before the job is reported ready for final inspection. Waste, soil, drain and vent piping above ground shall be plastic or cast iron soil pipe or DWV copper with DWP copper fittings. Water lines above ground shall be type "L" copper, or approved type plastic lines. All plumbing accessories (valves, vents, controls, etc.) must be in good working order. Lead bends shall be removed and replaced by authorized components. Unused gas lines shall be removed or safely capped. All water closets must be in an enclosure, equipped with a light fixture connected to a switch. All water heaters shall be copper or glass-lined, UL or AGA listed, and should have a minimum storage capacity of 40 gallons. Laundry trays shall have double compartment. No shut-offs for kitchen or bathroom fixtures may be located in the basement.

54. HEATING

A heating source shall consist of an automatic equipment powered by gas, oil or electricity. Only listed equipment may be used. Existing equipment and its accessories and controls that are not reported to be in good operating condition must be examined by a qualified professional and restored to an economic life of not less than ten (10) years. All furnaces or boilers must be placed on a concrete pad and must allow easy access to all sides.

Heating systems shall provide adequate heat for every habitable room in the dwelling. The use of independent wall or space heaters must be approved by code and project authorities. Exposed heat pipes in habitable rooms shall have escutcheons at all points of passage through walls, floors and ceilings. Exposed pipes in unheated spaces shall be insulated.

55. ELECTRICAL

All existing and new installation of electrical wiring and equipment shall conform with local regulations, the National Electrical Code, and the requirements of the Local Electric Service Company. All newly installed material shall be listed by Underwriters' Laboratories, Inc. as conforming to its standards.

The minimum recommended house power per dwelling unit should be 60 amp. in multifamily and 100 amp. in single family structures. All service equipment or subdistribution panels shall have individual fuse or circuit breakers for each circuit. All appliance outlets shall be grounded. All splices, switches, outlets and fixtures must be attached at a box. Appliance circuits may not service any lighting device. No less than No. 12 wire shall be used in any installation of 20 amp. service not exceeding 45' of circuit length. Longer circuits should use No. 10 wire.

The use of Romex type conductors is permitted where it is not buried in masonry or plaster. Surface channeling (wire mold) may only be used on baseboard where solid masonry walls exist. Each habitable room - excluding bathrooms - shall have a minimum of two (2) duplex receptacles. Each kitchen shall have a minimum of four (4) duplex grounded receptacles.

56-64. STAIRWAYS

Stairways shall require the same treatment as habitable rooms (No. 65-74). Where fire preventive treatment is required, it will be carried out in compliance with related codes and ordinances. Structurally defective stringers, treads or risers must be replaced. Treads, including nosing, shall be no less than 11" deep, risers no lower than 8". All treads or risers in one set of stairs shall have uniform measurements. Uncovered treads must be free of cracks and have a smooth surface. Ends above risers must be of even depth and rounded. Where safety treads overlap the tread nosing, they must be securely fastened to underside of nosing and to the rear side of step treads.

56-64. STAIRWAYS (CONTINUED)

Handrails (required on at least one side) must be securely fastened to brackets and, equally, brackets to walls. Existing banisters may serve as an equivalent to handrails. All stairways shall be adequately lighted from adjoining spaces or, otherwise, require a separate light fixture. In all sections of a stairway, adequate headroom must be provided. On existing stairs, the minimum height is 6' - 8", if relocated or otherwise remodeled, it is 6' - 9".

65. ARCHWAYS

Where new opening is installed for inside passage, all straight edges shall have metal or plastic corner beads prior to plaster finish. Where existing openings are to be closed, studs or braces shall be used to provide a sturdy wall structure.

66. FLOORS IN HABITABLE ROOMS

Underlayment for resilient flooring (in kitchens and bathrooms) shall consist of minimum 1/4" exterior type plywood, minimum 3/16" hard-board or 1/4" tempered masonite. In other habitable rooms or on stairs, the use of 1/4" interior type plywood is recommended. All underlayment shall be stapled or affixed to ring-grooved nails not more than 6" apart in all directions and at all edges. Heads should be driven flush with the underlayment surfaces. If tile or sheets are to be installed on a smooth and level cement floor, a mastic, preferably with an asphalt or latex binder, is acceptable for at or below grade installation. Adhesives used must be those recommended by the manufacturer of the flooring product. At the end of all tile or sheet cover, plastic or metal carpet strips shall be installed except where an overlapping threshold is to be installed. All ceramic tile shall be set in proper adhesive or in mortar. Edges shall be covered by plastic or rubber cove.

Wood floors, if not badly cracked, warped or splintered, may be treated by restoring a smooth, lasting finish with all loose parts removed and cracks filled. The surface must be finished with paint or stain and varnish. No sanding shall be done where old nailheads appear at existing floor surface level. All baseboard and related trim shall be free of major cracks and tightly fitted on all sides. Where baseboards and trim are removed, installation of ranch-type ("clamshell") pre-formed molding is recommended in rooms where substantial plaster or drywall work is scheduled. Within any one room, all base trim must be identical.

67. WALLS AND CEILINGS

Where paneling or wainscot covers all or part of wall, such material must be without splints, cracks, holes or warped sections and tightly adhering to the underlaying surface. Plaster surfaces must be free of cracks, holes, decaying material or sections that have separated from their original attachment. Where "patching" is indicated such work must be preceeded by removal of all loose or damaged plaster. A differentiation

67. WALLS AND CEILINGS (CONTINUED)

should be made between "removal of loose paper" and "scraping" - which indicated complete removal of all paper by any mechanical or chemical method. Such removal, however, need not include such sections where only an original layer of wallpaper has entered into a firm bind with underlaying plaster. Such sections may be sanded at the edges and feathered to provide an even surface for later treatment. They also shall receive an immediate coat of primer-sealer. Where numerous but minor defects and irregularities are found, application of a skimcoat over the entire area is recommended.

Where major defects in the old plaster surface are evident, application of 3/8" drywall with taped and spackled joints is preferable. Such drywall may be nailed to studs over any existing material, provided large gaps in the old wall are furred out to provide better support for new sheets; the same method should apply to paneling. Where old plaster comes less than 3/8" up to existing door or window casing, such casing has to be taken up and reset after installation of drywall. Only where large irregularities and substantial removal of old plaster is found, the entire surface shall be stripped and drywall applied directly to studs. In all cases of drywall installation where ceiling height does not exceed 8' 3", defective baseboard and trim should be completely removed and replaced with clamshell. Except for patching, all new plaster shall be applied over metal, wood or rock lath. Corner beads on in-and-outside edges are required on all new work. (See INTRODUCTION SECTION D).

Prior to painting, all treated surfaces shall receive an application of primer or primer-sealer. Such application shall be considered as a coat in specifications requiring a number of coats of paint.

Where a latex or enamel base paint is used, one coat may be considered adequate if it covers any residual color; otherwise, a second coat - even if not specified - shall be applied. With one exception (above) no painting or priming shall be applied over existing wallpaper. Before application of primer or paint, all surfaces shall be clear of loose or flaking materials. The make of primer or paint to be used must first be approved by project authorities. In bathrooms and kitchens, paints of a water-resistant quality with washable finish are required. Where wood surfaces are to be painted, all nail holes or cracks must be filled. Knot and resinous wood shall be sealed with knot sealer or aluminum paint prior to painting. All new plaster work and drywall shall receive one solid coat of primer. "Painting" includes trim unless special treatment of trim is spelled out. No leaded paint shall be used for any exterior or interior painting.

68. CEILINGS

Ceilings in habitable rooms may be treated in one of several ways, by:

1. Customary plaster or drywall (data under No. 67 will apply).
2. Dropping ceiling on rigid wood framing furred 12" o.c.
3. Suspending same on metal channels and wire hooks, 12 or 24" o.c.

If repair (patching) is called for, any sections discolored due to earlier leaks (since corrected) shall be removed.

69. PARTITIONS

All new partitions or new openings in existing partitions shall be done according to requirements for new construction (building code). Where doors are to be removed permanently, butts, striker plates, door stops and jambs shall be removed and the remaining opening finished in archway fashion. Removal of old, building of new partition, and any changes in windows or passageways shall be documented by simple one line sketches attached to specifications. Where using drywall, joints on opposing sides of partitions should be staggered.

70. DOORS

Interior doors (except those serving closets) shall have a minimum thickness of 1 3/8", a minimum height of 6'6" and the following minimum width: habitable rooms 2'6", public stairway enclosure 3', and bathroom or closet doors 2'. Linen closets may have a door width of 18" where larger openings are not feasible. Bathrooms shall have an inside locking device. All doors must fit tightly and operate properly.

Replacement or installation of a (new) door always includes all necessary hardware (latch set, butts, knobs, lock sets, and door jamb). A new door jamb includes all casing and stops.

71. WINDOWS

Where the repair of windows appears economically advisable, it shall include glazing, caulking and puttying. Sash cords and hardware must be in good working condition. All replacement of sash and trim work should be Ponderosa Clear White Pine. In place of sash cords, the installation of pressure seal jambs is recommended, especially where new sash is set in old frames. Whenever replacement of sash is specified, such item shall be understood to include all necessary hardware (lock, lifts) where needed. All windows, repaired or new, must be fitted tightly and operating properly without noticeable drag or sway.

72. CLOSETS

When work in closets is required, such work shall be specified, costed and bid on as a separate component. All closets shall have a shelf and clothes rod. In linen closets, only shelves are required. Closet doors are not mandatory. Where existing or specified, they may be of any customary type of material.

73. HEAT OUTLETS

Whenever work in a room is specified, it shall include the removal of old gas jets to be cut or capped behind the wall surface or, preferably, in the basement. Fireplaces must be in safe operating condition. Old gas heaters in fireplaces must be permanently disconnected. All heat outlets must function with a regulating device (shutter, shut-off valve.) Hot air registers in the floor should be relocated to wall areas wherever possible. Where baseboard heat is installed, all metal shields, screens and trim pieces must be securely and permanently affixed so as to withstand tampering or removal by children or pets.

74. ELECTRICAL (SEE #55)

75-77. KITCHENS

A sink assembly (base cabinet with working space on top) shall have a minimum width of 48". The sink bowl shall be provided with a mixing faucet and basket type strainer. Above the back of the assembly, minimum 4" of backsplash of any acceptable material should be installed. All countertops (work space) shall be provided with impervious cover (formica, laminated plastic, etc.). Cabinets in any kitchen shall not have less than 30 sq. ft. of shelf space plus a minimum of 5. sq. ft. of drawer space. Where hoods are specified, they should be of the ventless variety. Electric exhaust fans, on a separate switch, should be within 30" from the ceiling. Any paneling or wainscot shall have an impervious, washable finish.

78-82. BATH

The minimum number of sanitary facilities will vary with the number of bedrooms per dwelling unit. Up to 3 bedrooms shall have one 3-piece bathroom; 4 bedrooms - 1 1/2 bathrooms; 5 or more bedrooms - 2 full bathrooms. At least one facility in each dwelling unit should have a shower installed which, when enclosed in a second bathroom may substitute for a tub. All new tubs, unless of the square type, shall have a minimum length of 54" and must be of the built-in or recessed variety. All bathroom equipment shall be made of porcelain enameled cast iron, steel, or vitreous china. Other material may be used only with written approval of project authorities.

Each facility should have the usual five (5) piece accessories. Exposed fittings shall be chromium plated. Floors in all sanitary facilities must be covered by either ceramic tile without cracks, holes or missing parts, or linoleum, vinyl, vinyl-asbestos or sheeting over 1/4" exterior grade plywood. Walls above any tub must be covered to a minimum height of 4' above the rim (5' in case of a shower above the tub) by either ceramic, plastic or aluminum tile, waterproof laminated paneling with metal or plastic edging, or waterproof Sanitas-type wall covering with nonfading color and design. Artificial light and ventilation, where required, shall operate on a simultaneous wall switch. If there is a heat element, this must be operable

78-82. BATH (CONTINUED)

from separate switch. All bathroom doors must be provided with a privacy locking device.

80. BATH FIXTURES

Where specifications call for replacement of flooring but not of fixtures, the cost of removal and resetting of such fixtures shall be a separate cost item. Where new fixtures called for, the resulting repair or retiling of the floor cover shall be treated as a separate cost item. Where a shower head is installed over a tub, a curtain rod must be provided (this is a separate cost item). Lavatories of any type shall be supported by legs.

81. ACCESSORIES (BATH)

Medicine cabinets may be wall-mounted or recessed. In the absence of a ceiling light, a light fixture must be provided with the medicine cabinet. Each full size bathroom must have such a cabinet.

83. PIERS

New piers (and foundation walls) shall be constructed on footings of poured concrete. In the case of one (1) and two (2) story structures, the minimum thickness of footings shall be six (6) inches for walls, and eight (8) inches for piers. In the case of two (2) story structures with basements and three (3) story structures, the minimum thickness of footings shall be eight (8) inches for walls and twelve (12) inches for piers. Requirements for column, post, and chimney footings are the same as for footings.

Footings shall be projected at least three (3) inches from face of loadbearing wall, piers, columns, posts or chimney, and in no case more than one-half (1/2) the footing thickness unless reinforced. There shall be a minimum footing area of 2.5 square feet under free standing piers, columns, posts, or chimneys.

The minimum dimensions of solid masonry piers shall be eight (8) inches by twelve (12) inches; of hollow masonry piers, eight (8) inches by sixteen (16) inches; and of poured concrete piers eight (8) inches by twelve (12) inches or ten (10) inches round.

Hollow masonry piers shall be capped with a minimum of four (4) inches of solid masonry or poured concrete for one (1) story, or not less than eight (8) inches for other dwellings.

FIRE PROTECTION ADDENDUM

TO

REHABILITATION PERFORMANCE STANDARDS

Doors entering exit stairs and discharging from an exit should swing open in the direction of exit travel.

INTERIOR FIRE PROTECTION

Walls, Floors and Ceiling Construction

Existing wall, floor and ceiling construction separating living units or separating a living unit from a public corridor where stripped down for new finish material or where it is new construction shall have a fire resistance rating of at least 3/4 hour.

The underside of all existing flights of interior wood stairs to remain, if exposed, should be covered with a noncombustible material.

Interior Finish

Interior finish materials of walls, partitions (fixed or movable), ceilings and interior trim shall not be subject to excessive surface flame spread or in burning shall not give off excessive amounts of smoke or toxic gases.

Where new interior wall and ceiling finish materials are used, the surface flame spread shall not exceed the class or range of rating shown in Table R5-1. (Flame Spread rating based on either of the following standard tests:

- (a) ASTM E84 Tunnell Test or
- (b) ASTM E162-62T Radiant Panel Test.

Existing, undisturbed finish materials where considered to have a rating above 200 should be covered with a flame retardant paint.

TABLE R5-1

FLAME SPREAD CLASSIFICATION OF INTERIOR FINISH

<u>Location</u> ^{1, 2}	<u>Class</u> ⁵	<u>Flame Spread Rating</u>
Exists and Exit Access (Halls, corridors, entrys)	A or B	0 - 75 maximum range
Within Living Unit ^{3,4}	A, B, C	0 - 200 maximum range
Public Rooms	A, B, C	0 - 200 maximum range
Service Rooms, enclosing fire hazardous equipment	A	0 - 25 maximum range

Notes:

1. Exclude windows, trim and doors not more than 25 sq. ft. area from flame spread calculations.
2. Finish floors and floor coverings are not included in flame spread requirements but shall not be a fire hazard.
3. 25 percent of the combined wall area of any single room may be of a finish material having a flame spread of up to 225.
4. Kitchen cabinets and counter tops should not exceed 200 flame spread rating.
5. Classification in accordance with NFPA No. 101, "Life Safety Code", as follows:

Class A = 0 - 25 Flame Spread

Class B = 25 - 75 Flame Spread

Class C = 75 - 200-500 Flame Spread

Enclosure of Vertical Openings

Where there is a new construction of vent shafts and other vertical openings, the enclosure shall be of material and fire resistance rating appropriate to the type of construction of the building and shall provide fire safety.

EXTERIOR FIRE PROTECTION

Exterior Stairways

An exterior stairway conforming to the design requirements of interior stairs as to width, handrails, tread and riser dimensions, etc., may be acceptable as a required exit, provided that their use is not impaired by ice or snow.

Exterior stairs and landings shall be of noncombustible materials except on buildings two stories in height.

Exterior stairs of combustible materials should be covered and protected from rain and snow.

The treads of exterior stairs should be closed and have a nonslip surface.

Roof Covering

Roof covering shall be capable of resisting fire appropriate to the type of construction and location, and new installations shall be in accordance with nationally recognized standards. Fire retardant qualities of roof coverings shall conform to the classification established by the Underwriter's Laboratories, Inc.

New roof covering on one and two family dwellings and on wood frame buildings shall provide a fire resistance equivalent to a Class C roof according to U. L. classification.

New roof coverings on buildings of fire resistive, noncombustible and exterior protected construction having more than two living units shall provide a fire resistance equivalent to a Class A or Class B roof according to U. L. classification, except that where the roof area of the property is less than 3,000 square feet and is well separated from adjacent properties the roof covering may be Class C.

